

NOVO ACCESSIBILITY

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SAMPLE REPORT — FOR ILLUSTRATION ONLY. FACILITY, SCORES, AND FINDINGS SHOWN ARE NOT ACTUAL ASSESSMENT DATA.

NOVO ACCESSIBILITY ASSESSMENT REPORT

RHFAC Methodology | v4.0 Rating Survey | CSA/ASC B651:23

Pre Complaint Documentation Baseline — Municipal Facilities Assessment

FACILITY

Clearwater Public Library

Town of Clearwater, Alberta
1204 Main Street, Clearwater AB T0M 0M0
Public Library | Two Levels | 7,000 sq ft
Built 1997 | Partial renovation 2009

NAI SCORE	ASSESSOR
56% 709 / 1,259 applicable points Moderate Compliance — Remediation recommended RHFAC Certified threshold: 60% (755 pts) Gap: 46 pts RHFAC Gold threshold: 80% (1,007 pts)	Carl Christie Credentials: RHFAC Professional Survey Version: RHFAC v4.0 (Sept 2024) Equipment: Leica DISTO D2, inclinometer, dynamometer Assessment Date: April 14, 2026

IMPORTANT — SCOPE OF THIS REPORT

This report is a Novo Accessibility Assessment produced using RHFAC v4.0 methodology and CSA/ASC B651:23 standards. It constitutes a pre complaint documentation baseline for municipal capital planning purposes. It is not an RHFAC Registry submission and does not confer RHF certification. Formal RHFAC certification requires submission to the RHFAC Registry by a designated RHFAC Professional for adjudication by the Rick Hansen Foundation. All measurements were taken with calibrated equipment. Cost estimates reference the Alberta Construction Cost Database and are for capital planning purposes only.

1. NAI SCORE SUMMARY

The Clearwater Public Library scored 709 of 1,259 applicable points across 10 of 12 RHFAC v4.0 categories. Categories 9 (Residential Units) and 10 (Trails and Pathways) are not applicable to this building type and are excluded from scoring. The current NAI of 56% sits 4 percentage points — 46 points — below the threshold for RHF Accessibility Certified status. Three findings are life safety failures requiring immediate action regardless of certification goals.

#	Category	Earned	Max	Cat %	Primary Finding
1	Vehicular Access	54	75	72%	Accessible parking compliant. Pedestrian crossing markings worn.
2	Exterior Approach and Entrance	89	197	45%	Ramp slope 8.8% exceeds 8.33% max. Door force 41N exceeds 38N. No tactile warnings.
3	Interior Circulation	212	312	68%	Elevator controls 1,330mm above 1,200mm max. Corridor 1,380mm below 1,500mm min.
4	Interior Services and Environment	78	167	47%	Service counter 960mm — no accessible height or knee clearance. Self checkout inaccessible.
5	Sanitary Facilities	117	212	55%	Grab bars 785mm — below 840mm min. No universal washroom (required for Gold).
6	Wayfinding and Signage	38	84	45%	Partial Braille only. No tactile wayfinding at entry. No directional sign to washroom.
7	Emergency Systems	36	70	51%	CRITICAL: No visual fire alarms on either level. No area of rescue on Level 2.
8	Additional Use of Spaces (8.3 Exhibit + 8.21 Libraries)	38	70	54%	Library stacks 1,380mm aisle — below 1,500mm min. Self checkout screen 1,270mm above max reach.
9	Residential Units	N/A	330	Excl.	Not applicable — public library, no residential units.
10	Trails and Pathways	N/A	150	Excl.	Not applicable — no designated trail or pathway system.
11	Mind Friendly Environments	19	30	63%	No dimmable lighting. No sensory room. Quiet reading area present.
12	Technology and Innovation	28	42	67%	Hearing loop and FM system present. Website partially WCAG 2.1 compliant.
	TOTAL — 10 applicable categories	709	1,259	56%	MODERATE — 46 pts below Certified threshold (755 pts)

2. DETAILED FINDINGS — RHFAC v4.0 | All 12 Categories

CATEGORY 1 — Vehicular Access | Score: 54 / 75 points (72%)

Assessment Item	Clause	Measured	Required	Status	Notes / Remediation
1.1 Parking — Accessible spaces quantity	B651 §5.1.2	2 spaces	2 min.	PASS	Compliant. Van accessible space present.
1.1 Parking — Dimensions	B651 §5.1.4	2,440mm wide	2,400mm min.	PASS	Compliant.
1.1 Parking — Surface	B651 §5.1.3	Firm, sealed asphalt	Firm, stable, slip resistant	PASS	No cracking or heave at parking area.
1.1 Parking — Signage	B651 §5.1.5	ISA present	Required	PASS	International Symbol of Access visible from approach.
1.1 Parking — Pedestrian pathway to entrance	B651 §5.1.6	1,540mm wide	1,500mm min.	PASS	Unobstructed path confirmed.
1.1 Parking — Curb ramp at parking exit	B651 §4.1.3	850mm wide, 1:12 slope	800mm min.	PASS	Tactile strip present at base. Compliant.
1.1 Parking — Illumination	B651 §5.1.9	90 lux measured	50 lux min.	PASS	Compliant.
1.1 Parking — Pedestrian crossing markings	B651 §5.1.7	Worn, faded	Clearly marked	MARGINAL	Markings show wear and do not clearly delineate the crossing. Repainting recommended within 12 months. Est. \$400–\$800.
1.1 Parking — Shelter over accessible spaces	B651 §5.1.10	None	Recommended	FAIL	No weather protection. Canopy addition recommended. Est. \$8,000–\$14,000.
1.2 Drop off zone	B651 §5.1.8	Present, 6m length	Required	PASS	Pull through zone adjacent to entrance.
1.2 Public transit access	B651 §5.2.1	Bus stop 85m	Within 100m rec.	PASS	Within accessible distance.

CATEGORY 2 — Exterior Approach and Entrance | Score: 89 / 197 points (45%)

Assessment Item	Clause	Measured	Required	Status	Notes / Remediation
2.1 Exterior pathway — clear width	B651 §5.2.2	1,520mm	1,500mm min.	PASS	Compliant throughout.
2.1 Exterior pathway — surface	B651 §5.2.3	Asphalt, firm	Firm, stable	PASS	Generally compliant. Minor 8mm heave at north joint — monitor.
2.2 Exterior ramp — running slope	B651 §6.4.4	8.8%	8.33% max (1:12)	FAIL	Measured at three points: 8.6%, 8.8%, 8.9%. Ramp re grading or rebuild required. Est. \$14,000–\$22,000.
2.2 Exterior ramp — width	B651 §6.4.5	1,280mm	1,500mm min.	FAIL	220mm below minimum. Addressed by ramp rebuild above.
2.2 Tactile warning — top of ramp	B651 §4.1.4	Absent	Required	FAIL	No detectable warning strip at top of ramp. Est. \$800–\$1,200.

Assessment Item	Clause	Measured	Required	Status	Notes / Remediation
2.2 Ramp handrails — both sides	B651 §6.4.9	Both sides, 875mm	865–965mm range	PASS	Compliant.
2.3 Exterior stairs — handrails	B651 §6.2.4	Both sides present	Required	PASS	Compliant.
2.4 Building entrance door — clear width	B651 §5.7.1	858mm	860mm min.	MARGINAL	2mm below minimum, within measurement tolerance. Monitor.
2.4 Entrance door — operating force	B651 §5.7.3	41N (pull)	38N max.	FAIL	Exceeds max by 3N. Door closer adjustment or replacement. Est. \$180–\$350.
2.4 Entrance door — hardware type	B651 §5.7.5	Lever handles	Lever or loop required	PASS	Compliant throughout entrance.

CATEGORY 3 — Interior Circulation | Score: 212 / 312 points (68%)

Assessment Item	Clause	Measured	Required	Status	Notes / Remediation
3.1 Interior doors — clear width (main)	B651 §5.7.1	905mm average	860mm min.	PASS	All interior doors compliant.
3.1 Interior doors — operating force	B651 §5.7.3	22N average	38N max.	PASS	Well within limit throughout.
3.2 Path of travel — clear width (narrowest)	B651 §5.3.2	1,380mm	1,500mm min.	FAIL	Periodical shelving encroaches on corridor. Repositioning resolves — no cost. Staff action.
3.3 Corridors — clear width (Level 2)	B651 §5.3.2	1,660mm	1,500mm min.	PASS	Compliant throughout Level 2.
3.5 Elevator — interior dimensions	B651 §5.4.3	1,370 x 1,370mm	1,370 x 1,370mm min.	PASS	At minimum. Compliant.
3.5 Elevator — door clear width	B651 §5.4.4	920mm	900mm min.	PASS	Compliant.
3.5 Elevator — control panel height	B651 §5.4.6	1,330mm (highest button)	1,200mm max.	FAIL	130mm above maximum. Panel replacement or supplementary low panel required. Est. \$3,500–\$6,500.
3.5 Elevator — audio floor announcement	B651 §5.4.7	Absent	Required	MARGINAL	Audio absent. Not required for base Certified status; a Gold prerequisite item. Technician reprogramming. Est. \$200–\$400.
3.6 Interior stairs — handrails both sides	B651 §6.2.4	Both sides present	Required	PASS	Compliant.
3.6 Stair handrail extensions	B651 §6.2.5	300mm horizontal	300mm min.	PASS	Compliant at both levels.

CATEGORY 4 — Interior Services and Environment | Score: 78 / 167 points (47%)

Assessment Item	Clause	Measured	Required	Status	Notes / Remediation
4.1 Lobby — clear floor space	B651 §5.9.8	1,540 x 1,540mm	1,500 x 1,500mm min.	PASS	Compliant.

Assessment Item	Clause	Measured	Required	Status	Notes / Remediation
4.2 Service counter — height	B651 §5.9.2	960mm full length	760– 865mm accessible portion required	FAIL	No lowered section. Est. \$2,800–\$4,500 for lowered section addition.
4.2 Service counter — knee clearance	B651 §5.9.3	None present	680mm ht, 480mm depth min.	FAIL	No knee clearance at any counter section. Resolved by lowered counter addition.
4.2 Self service kiosk — reach height	B651 §5.9.5	1,270mm screen centre	1,200mm max.	FAIL	70mm above maximum reach for seated users. Accessible terminal required. Est. \$4,500–\$8,000.
4.3 Accessible seating at tables	B651 §5.10.3	4 of 24 tables accessible	5% min. = 2 tables	PASS	16.7% accessible. Above minimum.
4.5 Acoustic — background noise	B651 §5.5.1	HVAC audible in quiet zones	Low background noise required	MARGINAL	HVAC noise not formally measured. Recommend acoustic assessment. May affect hearing loop performance.
4.6 Illumination — general	B651 §5.6.1	340 lux measured	200 lux min.	PASS	Compliant.

CATEGORY 5 — Sanitary Facilities | Score: 117 / 212 points (55%)

Assessment Item	Clause	Measured	Required	Status	Notes / Remediation
5.1 Accessible washroom — location	B651 §7.1	Main floor, east wing	On accessible floor	PASS	On accessible route from main entrance.
5.1 Washroom door — clear width	B651 §5.7.1	880mm	860mm min.	PASS	Compliant.
5.1 Washroom — turning radius	B651 §7.2.2	1,500mm diameter	1,500mm min.	PASS	Compliant measured with door closed.
5.1 Grab bar — rear wall height	B651 §7.3.3	785mm	840– 920mm required	FAIL	55mm below minimum. Both bars at original 1997 construction height. Relocation required. Est. \$380–\$680 per bar.
5.1 Grab bar — side wall height	B651 §7.3.4	788mm	840– 920mm required	FAIL	Same deficiency. Both bars relocated together. Included in estimate above.
5.1 Toilet seat height	B651 §7.3.2	440mm	430– 480mm required	PASS	Compliant.
5.3 Universal washroom	B651 §7.4.1	Absent	Required for Gold certification	MARGINAL	No universal washroom. Required for Gold, not for base Certified status. Min. 1,700 x 2,200mm space needed. Est. \$18,000–\$32,000.

CATEGORY 6 — Wayfinding and Signage | Score: 38 / 84 points (45%)

Assessment Item	Clause	Measured	Required	Status	Notes / Remediation
6.1 Accessible entrance symbol	B651 §4.2.1	Present at entrance	Required	PASS	ISA visible from accessible parking.
6.1 Directional signage to accessible washroom	B651 §4.2.5	Absent	Required — not visible from entry	FAIL	No directional sign provided. Est. \$180–\$320.
6.1 Tactile attention indicators — entry	B651 §4.1.4	Absent	Required at key decision points	FAIL	No tactile wayfinding indicators. Est. \$6,000–\$11,000 main floor.
6.2 Room ID signs — Braille	B651 §4.2.3	Partial — meeting room only	Required at all permanent rooms	FAIL	Braille on meeting room only. Full facility replacement required. Est. \$3,800–\$6,500.
6.2 Room ID signs — mounting height	B651 §4.2.4	1,580mm centre	1,370–1,675mm required	PASS	Compliant.
6.2 Room ID signs — tactile characters	B651 §4.2.3	Absent on non compliant signs	Required	FAIL	Addressed by Braille sign replacement above.
6.3 Directory board at entry	B651 §4.2.6	Present, visual	Visual required	PASS	Visual directory present and legible.

CATEGORY 7 — Emergency Systems | Score: 36 / 70 points (51%)

Assessment Item	Clause	Measured	Required	Status	Notes / Remediation
7.1.1 Emergency exit door hardware	B651 §5.7.4	Panic bar throughout	Operable with closed fist	PASS	Panic bar hardware confirmed at both emergency exits. Compliant.
7.1.2 Emergency exit door — clear width	B651 §5.7.1	910mm both exits	860mm min.	PASS	Compliant at both identified emergency exits.
7.1.3 Area of rescue assistance — Level 2	B651 §3.3.4.2	Absent	Required where elevator is only vertical access	FAIL	CRITICAL LIFE SAFETY. No designated area of refuge or two way communication system on Level 2. Est. \$2,200–\$4,500 including signage and two way communication device.
7.2.1 Visual fire alarms — Level 1	B651 §8.3.3.1	Absent throughout Level 1	Required in all occupied spaces	FAIL	CRITICAL LIFE SAFETY. No visual fire alarm devices on Level 1. Combined full facility estimate for Level 1 and Level 2: \$8,500–\$14,000. Immediate remediation required.
7.2.2 Visual fire alarms — Level 2	B651 §8.3.3.1	Absent throughout Level 2	Required in all occupied spaces	FAIL	CRITICAL LIFE SAFETY. Same deficiency as Level 1. Included in the combined estimate above.
7.3.1 Evacuation instructions — posted at stairwells	B651 §3.3.4.4	Posted at both stairwells, both levels	Required	PASS	Floor identification and evacuation signage present and legible.

CATEGORY 8 — Additional Use of Spaces (8.3 Exhibit + 8.21 Libraries) | Score: 38 / 70 points (54%)

Assessment Item	Clause	Measured	Required	Status	Notes / Remediation
8.3 Exhibit space — accessible route width	B651 §5.3.2	1,520mm at exhibit wall	1,500mm min.	PASS	Compliant at all current display locations.
8.21 Library — accessible stacks aisle width	B651 §5.3.2 + v4.0 §8.21	1,380mm	1,500mm min.	FAIL	Periodical stacks aisle below minimum. Shelving repositioning — no cost. Same finding as Category 3.
8.21 Library — self checkout reach height	B651 §5.9.5	1,270mm screen centre	1,200mm max.	FAIL	Same finding as Category 4. Est. \$4,500–\$8,000.
8.21 Library — catalogue terminals	B651 §5.9.5	1,140mm	1,200mm max.	PASS	Digital catalogue terminals compliant.
8.21 Library — accessible table seating	B651 §5.10.3	4 of 24 accessible	5% min.	PASS	16.7% accessible. Compliant.
8.21 Library — hearing loop at desk	B651 §8.2.1	Present, operational	Required at service areas	PASS	Confirmed operational. T coil compatible.

CATEGORY 11 — Mind Friendly Environments | Score: 19 / 30 points (63%)

Assessment Item	Clause	Measured	Required	Status	Notes / Remediation
11.1 Space — clear wayfinding	v4.0 §11.1	Main collection clear. Children's section cluttered.	Clear visual path required	PASS	Main floor compliant. Children's section has excess displays — recommend decluttering.
11.1 Sensory reduced areas	v4.0 §11.1	Quiet reading zone Level 2	Sensory reduced areas recommended	PASS	Quiet reading section on Level 2. Compliant.
11.2 Sensory — adjustable lighting	v4.0 §11.2	Fixed fluorescent only	Adjustable or varied lighting recommended	FAIL	No dimmable zones. Fixed high output fluorescent throughout. Upgrade to adjustable LED. Est. \$4,500–\$8,000.
11.2 Sensory — acoustic management	v4.0 §11.2	Children's area separated visually	Acoustic zoning recommended	PASS	Visual separation present. Compliant.
11.3 Restoration — outdoor views	v4.0 §11.3	Windows present, north and east	Daylight and outdoor views encouraged	PASS	Good natural light on both levels.

CATEGORY 12 — Technology and Innovation | Score: 28 / 42 points (67%)

Assessment Item	Clause	Measured	Required	Status	Notes / Remediation
12.1 Hearing loop — service desk	v4.0 §12.1	Present, operational	Required at primary service points	PASS	Operational T coil hearing loop confirmed.
12.1 FM assistive listening system	v4.0 §12.1	Available on request	Required in meeting spaces	PASS	Portable FM system available. Staff trained in use.
12.2 Website — accessibility compliance	v4.0 §12.2	Partial WCAG 2.1 compliance	WCAG 2.1 Level AA recommended	FAIL	Missing alt text on event images. Low contrast text on events calendar. Est. \$800–\$2,000.
12.3 Innovation — accessible programming	v4.0 §12.3	Tactile story time offered	Innovation points for inclusive programming	PASS	Tactile story time for children with visual impairments recognized as accessibility innovation.

Not applicable — Residential Units — Category 9 (330 pts): public library, no residential units present.

Not applicable — Trails and Pathways — Category 10 (150 pts): no designated trail or pathway system.

3. PRIORITIZED REMEDIATION PLAN

Total Estimated Remediation: \$71,120 – \$123,430 CAD (before applicable grants)

Remediation Item	Priority	Est. Cost	Timeline	Cat.
Install visual fire alarms — full facility, both levels	Critical	\$8,500 – \$14,000	30 days	Cat. 7
Install area of rescue assistance — Level 2 with two way communication system	Critical	\$2,200 – \$4,500	60 days	Cat. 7
Relocate accessible washroom grab bars to 840–920mm height range	Critical	\$760 – \$1,360	30 days	Cat. 5
Exterior ramp rebuild — correct slope to 1:12 and width to 1,500mm	High	\$14,000 – \$22,000	60 days	Cat. 2
Replace non compliant room ID signage with Braille and tactile characters	High	\$3,800 – \$6,500	90 days	Cat. 6
Install tactile attention indicators at entry decision points	High	\$6,000 – \$11,000	90 days	Cat. 6
Add accessible lowered counter section with knee clearance at service desk	High	\$2,800 – \$4,500	90 days	Cat. 4
Elevator control panel replacement or supplementary low panel to 1,200mm	High	\$3,500 – \$6,500	90 days	Cat. 3
Adjust entrance door closer to achieve maximum 38N force	High	\$180 – \$350	30 days	Cat. 2
Install tactile warning strip at top of exterior ramp	High	\$800 – \$1,200	30 days	Cat. 2
Repaint accessible parking crossing markings	Medium	\$400 – \$800	90 days	Cat. 1
Accessible self checkout terminal or supplementary accessible unit	Medium	\$4,500 – \$8,000	Year 2	Cat. 4/8
Adjustable LED lighting zones — dimmable task lighting	Medium	\$4,500 – \$8,000	Year 2	Cat. 11
Universal washroom addition — minimum 1,700 x 2,200mm including rough in	Medium	\$18,000 – \$32,000	Year 2	Cat. 5
Install directional signage to accessible washroom from lobby	Low	\$180 – \$320	This week	Cat. 6
Reposition periodical shelving to restore 1,500mm aisle width	Low — \$0	\$0 — staff action	This week	Cat. 3/8
Remediate website — alt text and colour contrast on events calendar	Low	\$800 – \$2,000	90 days	Cat. 12
Reprogram elevator audio floor announcements	Low	\$200 – \$400	30 days	Cat. 3

EAF (Enabling Accessibility Fund, Small Projects stream): up to \$125,000 available. Current intake closed, next call not yet announced, confirm status before citing.

4. NEXT DOLLAR IMPACT — CERTIFICATION PATHWAY

What This Section Answers

If the Town of Clearwater can only spend a limited amount right now, this section identifies which actions deliver the most compliance improvement per dollar spent. Life safety items are flagged separately — they are mandatory regardless of cost or score impact. All other items are ranked by points recovered per dollar invested.

Certification Status	Points Required	Current Points	Gap	Minimum Spend to Close Gap
RHF Accessibility Certified	755 pts (60%)	709 pts (56%)	46 pts	Approximately \$1,760 – \$3,870 across the six low-cost, high-value actions ranked below (corrected — the original five-action plan reached only 752 pts against the corrected 755-point threshold).
RHF Accessibility Certified Gold	1,007 pts (80%)	709 pts (56%)	298 pts	Requires full Phase 0 + Phase 1 + Phase 2 remediation. Achievable over two capital budget cycles.

4.1 — Path to Certification (755 points / 60%) — Minimum Spend

Rank	Action	Est. Cost	Pts	Running Total
1	Reposition periodical shelving to restore 1,500mm aisle width. Zero cost, staff action. Recovers points in both Category 3 (Interior Circulation) and Category 8.21 (Libraries) simultaneously. The highest points per dollar action available, but not sufficient on its own to reach Certified status.	\$0	+18	727 / 1,259
2	Install directional signage to accessible washroom from lobby. Simple sign. Resolves Category 6 FAIL.	\$180 – \$320	+6	733 / 1,259
3	Adjust entrance door closer to 38N maximum. Mechanical adjustment or closer replacement. Resolves Category 2 FAIL.	\$180 – \$350	+8	741 / 1,259
4	Reprogram elevator audio floor announcements. One technician visit. Resolves Category 3 marginal item and a Gold prerequisite.	\$200 – \$400	+5	746 / 1,259
5	Remediate website — alt text and colour contrast. Developer or accessibility consultant. Resolves Category 12 FAIL.	\$800 – \$2,000	+6	752 / 1,259
6	Repaint accessible parking crossing markings. Simple resurfacing/repainting job. Resolves Category 1 MARGINAL item and supplies the final points needed to cross the corrected 755-point Certified threshold.	\$400 – \$800	+4	756 / 1,259 — CERTIFIED THRESHOLD CROSSED

Total spend for ranks 1–6: \$1,760 – \$3,870. The 755 point Certified threshold is crossed at rank 6, not at rank 1 — the periodical shelving repositioning contributes the largest single share of the gap closure but does not close it alone.

Phase 0 life safety items must be completed in parallel. They are mandatory prerequisites for formal certification submission to the RHFAC Registry regardless of score achieved.

4.2 — Two Year Capital Plan to Gold Certification (80%)

Phase	Actions	Est. Cost	Pts Gained	Running Score
Phase 0 — Immediate	Life safety: visual fire alarms + area of rescue + grab bar relocation. Mandatory regardless of score. Must be completed before certification submission is possible.	\$11,460 – \$19,860	+32	741 / 1,259 = 59%
Phase 1 — Year 1 (2026)	Ramp rebuild + full Braille signage + tactile indicators + service counter + elevator panel + door closer + tactile ramp strip. Also includes the certification quick wins completed in parallel: periodical shelving reposition, directional washroom signage, and parking crossing repaint. Addresses the largest compliance gaps. After this phase all critical and high priority structural barriers are resolved, and RHF Accessibility Certified status is reached early in the phase. high priority structural barriers are resolved.	\$31,660 – \$53,170	+123	864 / 1,259 = 69% — RHF Accessibility Certified
Phase 2 — Year 2 (2027)	Self checkout terminal + LED lighting + universal washroom + website + elevator audio. Addresses medium priority and Gold specific items including the universal washroom, which is mandatory for Gold.	\$28,000 – \$50,400	+179	1,043 / 1,259 = 83% — RHF Accessibility Certified Gold

TOTAL TWO YEAR INVESTMENT FOR GOLD: \$71,120 – \$123,430 CAD before grants | Enabling Accessibility Fund – Small Projects: up to \$125,000 (current intake closed, next call not yet announced, confirm before citing) | RBC Barrier Buster: up to \$40,000 (2026 round closed, 40 recipients announced June 2026, confirm whether a further round is planned)

5. EXECUTIVE SUMMARY FOR COUNCIL

For Administration and Council — Town of Clearwater

The Clearwater Public Library scored 709 of 1,259 applicable points (NAI 56%) across a full RHFAC v4.0 assessment conducted April 14, 2026. This score represents moderate compliance and falls 46 points below the threshold for RHF Accessibility Certified status.

Three findings constitute life safety failures requiring immediate action. There are no visual fire alarms on either level of the building, meaning persons with hearing impairments receive no emergency warning during a fire event. There is no designated area of rescue assistance on the second level, leaving persons unable to use stairs with no safe waiting area during evacuation. The accessible washroom grab bars are mounted 55mm below the required minimum height and cannot provide adequate support.

The most important finding for capital planning purposes is that RHF Accessibility Certified status is achievable through a small number of low cost, high value actions. Repositioning the periodical shelving to restore a compliant aisle width costs nothing and delivers the largest single point gain of any action identified in this assessment. Combined with directional signage, a door closer adjustment, an elevator audio reprogram, a website accessibility correction, and repainting the accessible parking crossing markings, the total spend required to close the 46 point gap to Certified status is approximately \$1,760 to \$3,870, well below the cost of the structural remediation addressed in later phases.

Full Gold certification is achievable over two capital budget cycles at an estimated total of \$71,120 to \$123,430 before grants. The federal Enabling Accessibility Fund, Small Projects stream, provides up to \$125,000 for projects of this type, though the current intake is closed and the next call has not yet been announced; confirm status before citing a firm figure. This assessment constitutes the pre complaint documentation baseline and the needs documentation required for a competitive EAF application.

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RHFAC v4.0 Rating Survey (September 2024) | CSA/ASC B651:23 | April 14, 2026 | Carl Christie, RHFAC Professional

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