

Universal Design Features

Entrances:

1. Accessible parking convenient to dwelling [covered from the elements],
2. Accessible path of travel to dwelling from parking or drop off area [slope of 1:20 or less eliminates the necessity for handrails, except when needed by a specific individual],
3. At least one entrance without steps and flues or low profile threshold,
4. Minimum 5 feet X 5 feet maneuvering space at stepless entrance,
5. 36-inch minimum exterior door with lever hardware,
6. Movement sensor light at entrance,
7. A sidelight or a peephole at 42 and 60 inches above the floor,
8. Ambient and focused lighting at keyhole,
9. High visibility address numbers.

General Interior:

1. Hall width 42 inches minimum [interior accessible route is 36 inches],
2. Interior door width 32-inch minimum [requires 34 or 36 inch wide door], equipped with lever hardware,
3. Flush transitions between floor surfaces [maximum of ½ -inch rise],
4. 5 pounds maximum force to open doors,
5. 18-inch minimum space at latch side of door,
6. 5-foot X 5-foot maneuvering space in each room [after furniture is placed],
7. Increased number of electrical outlets for additional lighting and alarm indicators, especially in bedrooms,
8. Electrical outlets at 18-inch minimum height,
9. Light switches 44 inches maximum above floor,
10. View windows at 36-inch maximum sill height and large enough to use as an escape route in the event of an emergency,
11. Crank operated [casement] or light weight sliding windows,
12. Closet rods adjustable from 30 inches to 66 inches above the floor,
13. Loop or other easy-to-use handle pulls on drawers and cabinets,
14. High contrast, glare free floor surfaces and trim,
15. Low pile carpet or smooth anti-slip flooring,
16. High-speed internet access data connection port and cabling.

Bathrooms:

1. 60-inch diameter turning circle,
2. 30-inch X 48-inch area of approach [forward or parallel, depending on fixture type] in front of all fixtures,
3. Toilet more usable by many if positioned in a 5-foot X 5-foot space with centerline 18 inches from sidewall,
4. 32-inch minimum lavatory counter height with lever faucet control,
5. Adaptable cabinets to reveal kneespace under lavatory. Exposed piping in kneespace should be padded or concealed,

6. When tub or shower are installed, select models designed to accept a portable bench or bathing seat,
7. Curbless or roll-in shower plus standard tub,
8. Offset single-lever controls in tub and shower to minimize stooping, bending and reaching,
9. Adjustable height hand-held shower head in addition to standard fixed shower head,
10. Anti-scald devices on all plumbing fixtures,
11. Enlarged reinforced areas around toilet and bathing fixture to provide secure mounting locations for grab bars and shower seats,
12. Mirror to backsplash at lavatory,
13. Contrasting color edge border at countertops.

Kitchens:

1. 60-inch diameter turning space,
2. 30-inch X 48-inch area of approach [forward or parallel, depending on fixture type] in front of all appliances,
3. Cooktop or range with front or side-mounted controls and staggered burners to eliminate dangerous reaching,
4. Front-mounted controls on washer and dryer,
5. Adaptable cabinets to reveal kneespace [when needed] at sink and under work surface near cooking appliance,
6. Variable height sink adjustable between 32 and 40 inches,
7. Exposed piping and any sharp or hot elements in any kneespace should be padded or concealed,
8. Single-lever faucet controls,
9. Full height pantry cabinets for high and low storage,
10. Adjustable height shelves in wall cabinets,
11. Refrigerator/freezer with frozen food storage in the bottom or side-by-side refrigerator/freezer,
12. Variable height counter surfaces or adjustable through a range of 28 to 40 inches,
13. Base cabinets with pullout shelves or drawers,
14. Contrasting color edge border at countertops,
15. Microwave oven at countertop height with uninterrupted counter surface or pull out shelf to support the safe transfer of hot and /or heavy cookware,
16. Under cabinet glare free task lighting.