

Universal Design

Definition:

Universal design means designing spaces that increase the usability of a home or business by people of all ages sizes and abilities and enhances the ability of all to live independently in there environments as long as possible, hence the ability to age in place.

General Modifications:

- ◆ Motion detector light switches
- ◆ Remote controls for selected lights
- ◆ Remote control for heating and cooling
- ◆ Doorbell intercoms that connect to portable telephones
- ◆ Audible and visual alarms for door bells, baby monitors.
smoke detectors
- ◆ Lever door handles
- ◆ Push plates
- ◆ Loop handle pulls on drawers and cabinet doors No knobs

Entrances:

- ◆ Stepless entrances raise the patio or deck to handle this
- ◆ Ramps that are athletically pleasing and able to slope at 1 in 20 max
- ◆ Garage elevated to floor level so vehicles do the climbing
- ◆ 5 ft x 5 ft level clear space inside and out at the entry door
- ◆ 36” wide door at least
- ◆ Whether shelter at doorway
- ◆ Good exterior lighting along walkways and at doorway
- ◆ View of callers for all people through sidelights, wide angle viewers, TV monitors, windows in doors
- ◆ Address number be large high contrast easy for friends and emergency personnel to locate

Hallways/Doorways

- ◆ Color contrast difference between treads and risers on stairs
- ◆ Ambient and focused lighting allows lots of light
- ◆ Good turning space in all rooms 5' diameter
- ◆ Stairs made wide enough for the possibility of a lift

Kitchens

- ◆ Knee space 29" high under sink
- ◆ Adjustable height work surfaces 28"-42" high
- ◆ Built in ovens with knee space
- ◆ Controls on cook tops in front so you do not need to reach over a hot burner
- ◆ Single lever water controls
- ◆ Full extension drawers and pull out shelves

Bathrooms

- ◆ At least one bedroom and bath on main floor
- ◆ Adequate maneuvering space 60"
- ◆ Clear space 3' in front and to one side of toilet
- ◆ Toilet centered 18" from any side wall cabinet or tub
- ◆ Broad blocking in walls around toilet tub and shower slows for future placement and relocation of grab bars
- ◆ Single lever water controls
- ◆ Mix valve with pressure balancing and hot water limiter prevents scalding
- ◆ Curbless showers
- ◆ Seats in shower
- ◆ Possible seat in tub
- ◆ Wall hung sinks with appropriate pipe protection
- ◆ Water proof floors
- ◆ Mirrors placed to allow appropriate viewing from any height

Laundry

- ◆ Front loading washer and dryers with front controls and on raised platforms
- ◆ Storage
- ◆ 50% of storage to be no more than 54" high
- ◆ Adjustable height closet rods and shelves

Sight Impairments

- ◆ High contrast materials with color or texture to be able to see if sight is limited or feel if sight is non-existent

Hearing Impairments

- ◆ Wiring for lights that can go off when a doorbell or phone rings