

Site Access

1. A route that has no steps, a surface that is firm, stable, and slip resistant, and is 36" min. wide from the point of arrival to the primary or garage entrance
2. Lights at entrance to provide a view of the door lock

Primary Entry

1. Zero step entrance at primary or garage entrance
2. Doorway with 32" min. clear opening width
3. Low or no threshold – ¾" max. beveled
4. Lever door handle

Passage Doors

1. Passage doorways with 31 5/8" clear width min.
2. Low or no thresholds – ½" max. beveled
3. Lever door handles

Interior Route

1. A route to all living areas and to the bathroom described on page 2. This route must have no steps, a surface that is firm, stable, and slip resistant, and be 36" min. wide

Bedroom

1. At least one bedroom/den/study on the interior route described above

Electrical Outlets, Light Switches & Environmental Controls

1. All of the above located within standard reach range (15" min. to 48" max. above the floor)
2. Switches that require low physical effort such as rocker or touch type

Flooring

1. Ceramic tile, wood, brick or concrete flooring that is designed to be slip resistant
2. No carpet (preferable)
3. If carpeted, use of high density low pile (1/2" high max.) with firm pad

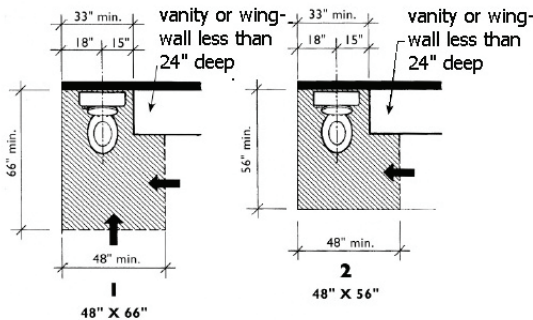
Kitchen

1. 40" min. clearances between all opposing base cabinets, counters, appliances and walls within the kitchen work area.
2. 60" min. clear floor turning area in U-shaped kitchens
3. Lever fixtures for sink
4. 30" x 48" min. clear floor areas for parallel approach centered on the sink and stove or forward approach with knee clearance
5. 30" x 48" min. clear floor area for forward or parallel approach to all other appliances
6. Refrigerator positioned so door opens toward the clear floor area
7. Controls for microwave, if provided, 48" high max.

Bathroom

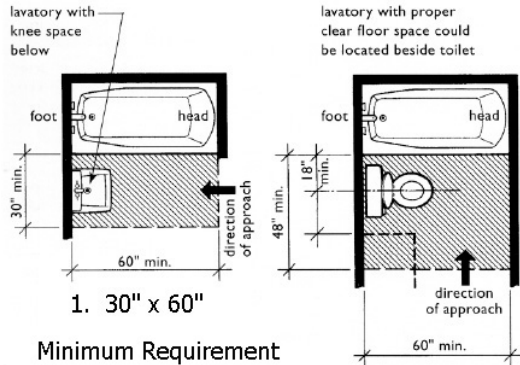
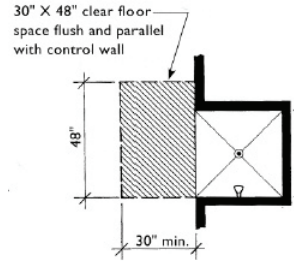
One bathroom, on the interior route described on page 1, which incorporates the following (clear floor areas may overlap):

1. Door(s) that have 31 5/8" min. clear opening width
2. A 30" X 48" min. clear space beyond the swing of the door
3. Reinforcement around the tub, shower, and water closet for future installation of grab bars
4. Shower and sink fixtures with lever handles
5. At least one sink or basin 34" high max. to the top of the rim with a 30" X 48" min. clear space centered for parallel approach, or for forward approach with knee clearance
6. A water closet that is 16 1/2" min. high to the rim
7. A water closet with one of these clearances



Minimum Requirements
(provide one of these clearances)

8. A bathtub or shower with one of these clearances



1. 30" x 60"

Minimum Requirement
(provide one of these approach clearances)

2. 48" x 60"

Stairways

1. If stairs are provided, handrails on both sides with a grasping space for both knuckles and fingers

General

1. Adjustable height closet rods
2. Water based paints, finishes and other wet materials with zero or nearly zero VOC content
3. At least one window that can be opened in all major living areas
4. Laundry room on the route described on page 1
5. 30" x 48" min. parallel approach clearances to the washer and dryer

Site Access

1. Lighting along route to the entrance

Primary Entry

1. Zero step entrance at both primary entrance and at garage
2. 36" wide door
3. ½" beveled threshold at 1:2 max.
4. View panel or peepholes in door for standing and seated view, or full side light or window adjacent to door

Passage Doors

1. At least 18" (preferably 24") on the pull side beyond the latch of the doors for maneuvering clearance

Kitchen

1. Maximize cabinet storage space that is located within standard reach ranges (15" to 48" high)
2. Variable height work surfaces — pull out shelves stable enough to use as a work surface or portions of counter at a lower height (34" high maximum)
3. Cabinets of glass, metal (preferably), or sealed hardwood (oak, mahogany, pine, maple, but not redwood or cedar) in lieu of composite wood
4. Wall mounted oven located between 15" to 48" above the floor
5. Side-by-side refrigerator

Route throughout the House

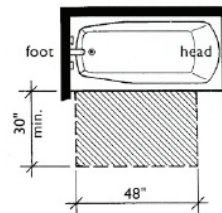
1. Hallways 42" min. width

Electrical Outlets, Light Switches & Environmental Controls

1. Thermostat easy to read and adjust

Bathroom

1. Adequate lighting for all covered areas including the shower
2. Hand-held adjustable shower
3. Tub and shower controls offset to the outside from center
4. Telephone jack
5. Cabinets of glass, metal (preferably), or sealed hardwood (oak, mahogany, pine, maple, but not redwood or cedar) in lieu of composite wood
6. Anti-scald valve on shower and tub
7. A 30" by 60" minimum curbless (roll-in) shower, or



8. A shower or bathtub with the clearance shown above

General

1. Window sill height 36”max. from the floor
2. Front loading washing machine
3. No fluorescent lighting
4. Solid wood or metal (not pressed wood) for interior finishes
5. If two-story, stacked storage spaces so with the removal of the intermediate floor, future installation of a lift or elevator is possible without major structural changes
6. Naturally termite resistant wood or physical barriers such as metal or plastic termite shields, in lieu of termiticides
7. Pitched roof, membrane roof, or other alternative to flat tar roofs which tend to leak and create water infiltration and potential mold growth
8. Electric Utilities

Center For Universal Design:

www.Centerforuniversaldesign.org
NC State University School of Design
Box 8613
219 Oberlin Road (delivery address)
Raleigh, NC 27695-8613
Tel/TTY: 919-515-3082
InfoLine: 800-647-6777

Adaptive Environments:

www.adaptenv.org
374 Congress Street, Suite 301
Boston, MA 02210
Tel/TTY: 617-695-1225

Center for Inclusive Design and Environmental Access:

www.ap.buffalo.edu/~idea/index1.html
School of Architecture and Planning
University at Buffalo
Buffalo, NY 14214-3087
Tel: 716-829-3485, ext.329
TTY: 800-628-2281

Fair Housing Accessibility Guidelines:

www.hud.gov/library/bookshelf09/fhefhag.cfm
U.S. Dept. of Housing and Urban Development
451 7th Street S.W.
Washington, DC 20410

NAHB Research Center:

www.nahbrc.org
NAHB Research Center
400 Prince George's Boulevard
Upper Marlboro, Maryland 20774
Toll Free: 800-638-8556

U.S. Dept. of Housing and Urban Development (HUD):

www.hud.gov/groups/fairhousing.cfm

Home Modification Action Network:

www.homemods.org
The National Resource Center on Supportive Housing and Home Modification
University of Southern California
Andrus Gerontology Center
3715 McClintock Avenue
Los Angeles, CA 90089-0191
Tel: 213-740-1364

National Association of the Remodeling Industries (NARI):

www.nari.org
780 Lee St, Suite 200
Des Plaines, IL 60016
Tel: 847-298-9200

National Kitchen and Bath Association:

www.nkba.org
687 Willow Grove Street
Hackettstown, NJ 07840
Tel: 877-652-2776

HOME New Mexico

2300 Menaul Blvd. NE
Albuquerque, NM 87107
505-889-9486

Independent Living Resource Center

4401 Lomas Blvd. NE, Suite B
Albuquerque, NM 87110
505-266-5022

Following are some websites that provide general information about universal design as well as product information. These websites are provided for information only. If there is a website that you would like to have included on this list, please e-mail Elizabeth Dwyer at edwyer@cabq.gov.

General Information

www.universalconceptsonline.com/index.html
www.aarp.org/universalhome
www.geappliances.com/design_center/universal_design

Products - General

www.lowes.com
www.homedepot.com

Flooring

www.sliptech.com

Kitchen and laundry appliances

www.askousa.com
www.kenyonappliances.com
www.insideadvantage.com
www.marvelindustries.com

Kitchen and laundry cabinets

www.kraftmaid.com
www.durasupreme.com
www.marshfurniture.com
www.wellborn.com
www.woodstar.com

Kitchen and laundry sinks

www.kohler.com
www.SterlingPlumbing.com

Kitchen and laundry faucets

www.kohler.com
www.pricepister.com

Bathroom faucets and shower valves

www.alsons.com
www.jaclo.com
www.kohler.com

Bathroom tubs and showers

www.tubcut.com
www.aquabath.com
www.aquaglass.com
www.bathease.com
www.kohler.com
www.SterlingPlumbing.com
www.LASCOBathware.com
www.nationalbath.com
www.swanstone.com

Bathroom fixtures

www.broan.com
www.nutone.com
www.dynamic-living.com
www.kohler.com

Doors, locksets and door openers

www.doormotion.com
www.natman.com