

Safe and Accessible Modifications for Independence

SAMI

RL Mace Universal Design Institute



UNIVERSAL DESIGN and Home Access Modifications

Better Living Design Institute
Richard Duncan, Executive Director

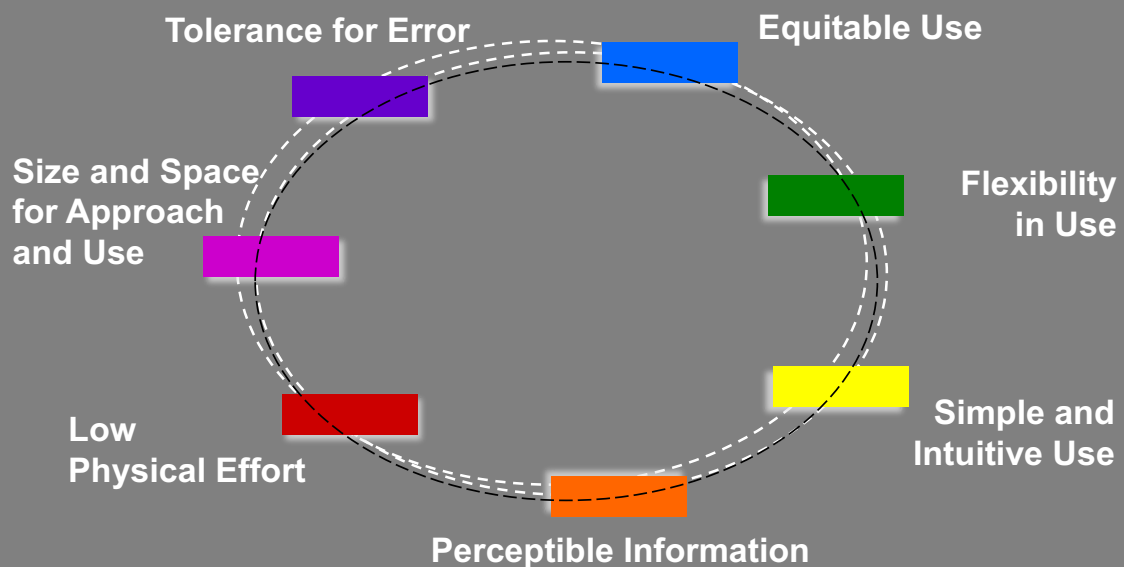


UNIVERSAL DESIGN

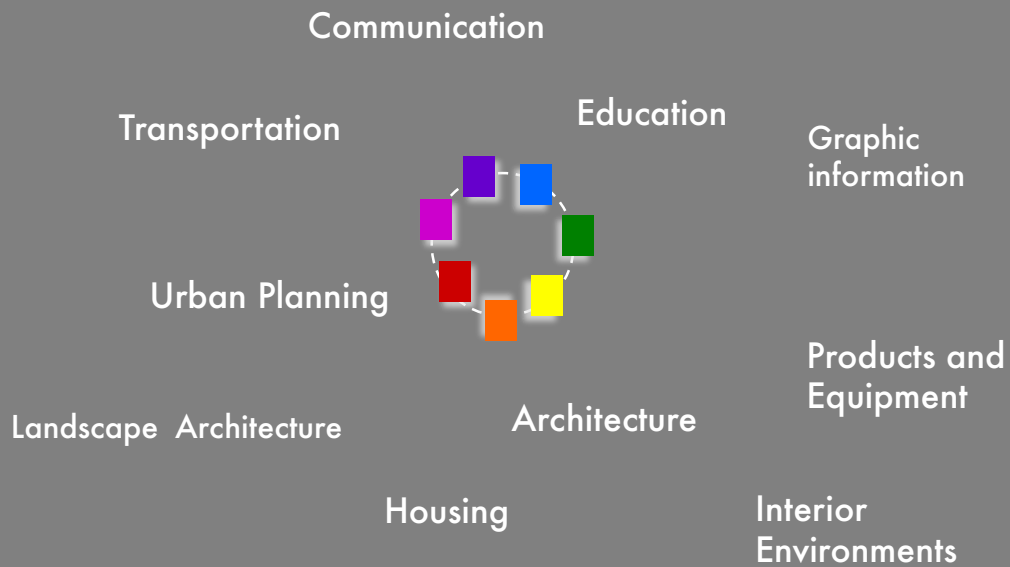
The design of all products and environments to be usable by all people to the greatest extent possible without the need for specialized design.



THE PRINCIPLES WORK MOST EFFECTIVELY WHEN USED TOGETHER



areas of UNIVERSAL DESIGN



UNIVERSAL HOMES



MANY STYLES



TYPICAL NEIGHBORHOOD



PRESENTING UNIVERSAL HOMES

- Works well
- Looks good
- Lifestyle
- Flexibility
- Customization
- Resale value
- Family and friends
- Ease of use
- Comfort and convenience
- Market appeal



UNIVERSAL DESIGN FEATURES

- Step free entrance – no ramp
- Key Function areas
 - Usable bathroom – can be adaptable
 - Bedroom – can be adaptable room
 - Laundry – can include rough-in
 - Kitchen – work surfaces, reachable storage
- Flooring
- Hallway width





Essential Level Criteria for Better Living Design Approval

A successful BLD home will have a mainstream appearance inside and outside.

All features must be integrated into the overall design intent of the subdivision, neighborhood and home.

Exterior/Entrance

- Step-free route of travel to one step-free entrance
- Exterior paths of travel are slip resistant, firm and smooth
- Exterior paths, walks, stairs and entrances are well lit
- Illuminated doorbell if provided
- Half or full sidelight at door or view window in door

Interior Circulation

- 42" wide minimum clear width in hallways
- Key function areas are on entry level
- All entry-level passage doors, 32" wide minimum clear opening
- No interior thresholds

Bathroom

- A half bath on entry level must be designed for conversion to fully usable bath, or
- Full bath on entry level must be usable
- Convenience outlets with in reachable range
- Slip-resistant flooring
- Continuous wall reinforcing at toilet and bathing fixture
- Easy-to-use controls in tub/shower/sink

Kitchen

- Maneuverable kitchen layout - 42" between cabinet door faces
- Layered lighting
- Full-extension drawers
- Pull-out shelves on base cabinets with doors
- Easy-to-use controls at plumbing faucets
- Outlets and switches within reach

Laundry

- In single story home without basement, laundry is located on entry level
- In single story home with basement, at least rough-in for laundry on entry level
- In multi story home at least plumbing rough-in on entry level

Power and Home Technology

- Audible and visible smoke/fire/CO alarms

Interior Environmental Quality

- Attached garage: passive ventilation and follow best practices for garage/house common wall
- Improve general artificial lighting levels

Maintenance

- Hard-surface flooring or low-pile carpet

Switches, Controls, Hardware

- High-visibility thermostat
- Reachable electrical panel positioned 25-54" above finished floor









UNIVERSAL DESIGN IS THE SAME AS....

- Accessible Design
- Visit-able Design
- ADA Compliant Design
- Barrier Free Design
- Specialized Design
- Assistive Technology
- “Handicapped” Design

A NEW AGE EUPHEMISM?



ENTRANCE - RAMPS



Jon Sanford, RERC on Work Place Accommodations, Atlanta, GA



ENTRANCE - RAMPS





UNIVERSAL ENTRANCE





RENOVATED ENTRANCE



VERY ACCESSIBLE – NOT UD



VERY ACCESSIBLE – NOT UD



MIXED BAG



FAMILY FOCUS



FAMILIAR KITCHEN FEATURES



Storage



HOME TECHNOLOGY



TOO MUCH



USEFUL – NOT UD



INTEGRATED SOAP DISH



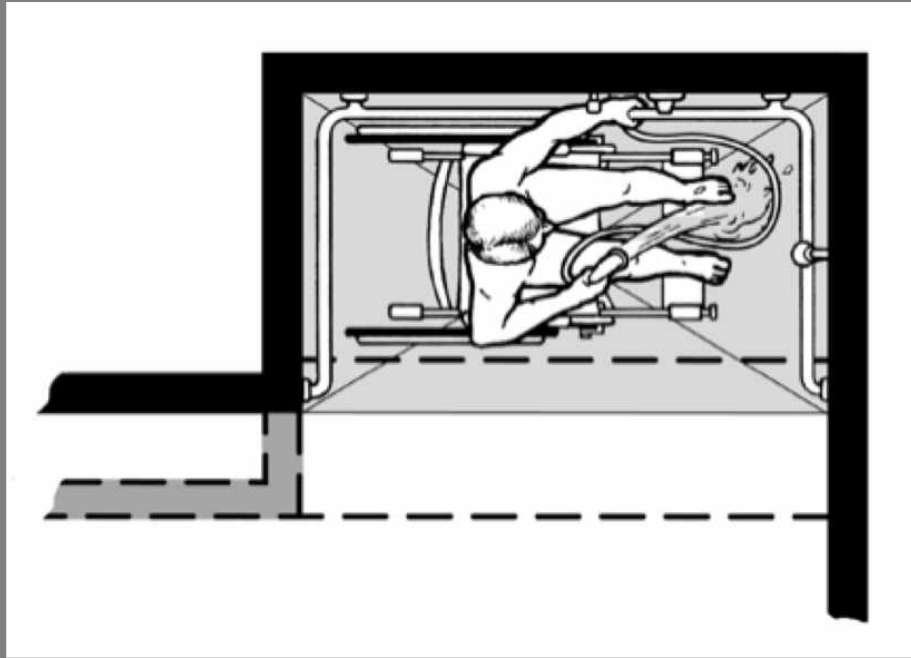
INTEGRATED TOWEL BAR/HAND HOLD



UNIVERSAL HOMES







WHO BENEFITS FROM UNIVERSAL DESIGN

- People who have some physical or sensory limitation
- People with hidden disabilities
- Families, friends and co-workers
- Average people in poor conditions
- People with health problems
- Women who are pregnant
- Those with temporary disabilities
- Movers
- Delivery people
- *All of us – all of society*



UNIVERSAL DESIGN



UNIVERSAL DESIGN

Reflects the understanding that variation in human form and performance is ordinary and expected.



CONNECT WITH US!

Asheville, NC

Office: 919.608.1812

www.betterlivingdesign.org

Richard Duncan

rduncan@betterlivingdesign.org



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@BetterLivingDesign



@betterlivingdesign



@BetterLD



Richard Duncan



Better Living Design (BLD)



@BetterLD

