



Universal Design

The Accessible Home

Universal Design principles guide the design and construction of homes to incorporate features that are usable by people of all abilities. These features help to create housing that can allow residents to stay in their homes over their lifetime. Adopting these design standards will create living environments that are safer and more accessible for everyone. The Universal Design program intends to provide development incentives which will facilitate the building of residential spaces that include products and technology to accommodate families of all ages and backgrounds.

This document provides a list of the most common Universal Design features.

ENTRANCES

- At least one door with a minimum width of 36"; all other doors should have minimum width of 34" (See figure 1).
- At least one entrance with no steps.
- 5-foot diameter clear floor space adjacent to interior and exterior sides of entry door.
- Lever-style door handles (not round doorknobs).
- All locks no higher than 48" above the floor.
- Door locks that are easy to operate, such as keyless entry with remote control or keypad.
- Peepholes at heights for adults, children, and individuals using wheelchairs—42" above the floor.
- A roof, canopy, or awning to protect the entrance from rain (See Figure 2).
- No raised threshold—reduces risk of tripping and allows easier access for strollers, wheelchairs, rolling luggage, etc.

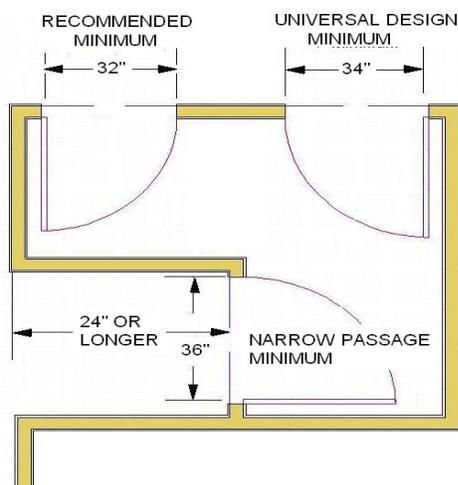


Figure 1



Figure 2

INTERIOR

- Bedrooms with 36" wide doors to allow for a 34" clear opening.
- At least 36" of maneuvering space on each side of the bed and ideally 60" on one side of the bed.
- Avoid high-pile carpeting and uneven floor surfaces.
- Light switches reachable from the bedside and the door, located 36"-40" above the floor.
- Telephone jack near the bed.
- Thermostat and other controls placed 48" above the floor.
- Electrical outlets placed 18" – 24" above the floor.
- Extra electrical outlets to accommodate possible future needs, such as new home technology.
- Hallways at least 36" wide; 42" is recommended.
- Large rocker-style switches that are simple to turn on and off.
- Windows should be operable with minimal effort by a person in seated position, located between 18" and 48" from the floor (casement style and slider style are best options).
- Closets with adjustable shelves and hanging rods to allow access from a standing or seated position.
- Energy-efficient windows that are easy to open, close, and lock, requiring little strength to use.

KITCHEN

- Slip-resistant floor surface.
- Minimum of 5 feet diameter of clear floor space to allow for maneuvering around the kitchen.
- Anti-scald faucet with a single-control lever (not knobs or handles that twist).
- Insulate hot water and drain pipes.
- 30" x 48" clear space next to stove, sink, oven, dishwasher, and other major appliances.
- Minimum of 40" of clearance between opposing counters, cabinets, appliance, or walls.
- Cabinets with handles, pull-out shelves and half-door cabinets for easy access.
- Rounded corners, not sharp edges, on counters.

BATHROOMS

- 36" wide door.
- Slip-resistant surface for floor, tub, and shower.
- Minimum of 60" in diameter clear floor space to allow a person using a standard wheelchair (30"W x 48"L x 29"H) to enter, close door, access all fixtures, reopen door, and exit.
- Insulated hot water and drain pipes to avoid burns.
- Anti-scald faucet with single-control lever handle—for both the sink and the shower.
- Bottom edge of mirror should be no higher than 40" from the floor.
- Side of the toilet should be located 18" from the wall.
- If toilet is positioned between tub and sink, then provide at least 30" of clear floor space between toilet and adjacent fixtures.
- Accessible step-less shower with little or no threshold to step over (no more than ½")
- Shower size: Minimum 36"x 36"; for step-less shower, allow 36"x 60".
- Adjustable-height, handheld showerhead with easy to operate controls.
- Grab bars in tub and shower stall.
- Avoid sinks on a pedestal. If cabinets are located under the sink, they should be removable to provide clear knee space about 30" high for wheelchair users.

This document implements Housing Quality and Design Strategy 3D: Universal Design of the City of Anaheim, 2006-2014 General Plan Housing Element.