

## DESIGN RESOURCES

### AARP Home Design

[http://www.aarp.org/families/home\\_design/](http://www.aarp.org/families/home_design/)

### Design Basics

<http://www.designbasics.com/home/index.asp>

### Adaptive Environments

<http://www.adaptenv.org/>

### Center for Inclusive Design and Environmental Access

<http://www.ap.buffalo.edu/idea/>

### Concrete Change -- Visitability

<http://www.concretechange.org/>

### Nat. Research Center on Supportive Housing & Home Modifications

[www.homemods.org/](http://www.homemods.org/)

### Remodeling Online

<http://www.remodeling.hw.net/>

### Whole Building Design Guide

<http://www.wbdg.org/design/accessible.p>

[Hp](#)



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Information adapted from AARP:  
[http://www.aarp.org/home-garden/livable-communities/livable\\_communities\\_2010/](http://www.aarp.org/home-garden/livable-communities/livable_communities_2010/)



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City Of Sausalito

# Universal Design



## What is Universal Design?

Universal Design is a voluntary program encouraged by the City of Sausalito in which participating homebuilders may offer universal design features where permitted. The intent of the universal concept making more *housing usable* by more people at *little or no extra cost*. Universal design is an approach to design that incorporates products as well as building features and elements which, to the greatest extent possible, *can be used by everyone*, including children, aging populations and persons with disabilities. These design features accommodate the aging of family members by incorporating universal design principles and elements in the materials, technology and products in the construction of a new home.



### What is a Universal Design Feature?

Any component of a house that can be used by everyone regardless of their level of ability or disability. Universal features are generally standard building products or features that have been placed differently, selected carefully, or omitted. For example, standard electrical receptacles can be placed higher than usual above the floor, standard but wider doors can be selected, and steps at entrances can be eliminated to make housing more universally usable.

This brochure provides checklists of design and product suggestions for a home's entryway & exits, stairways & hallways, dens & living rooms, kitchens, bedrooms and bathrooms that can increase safety, comfort, convenience, and livability for everyone. Check off the ideas that you may want to include in your own home.

### ENTRANCES & EXITS CHECKLIST

- At least one no-step pathway into the house
- Ample and level maneuvering room, 5 feet by 5 feet, in entryway
- 36-inch-wide entry door with lever-style handle
- Zero-threshold doorway
- Covered entrance to protect from inclement weather
- Shelf near entrance to put packages while opening and closing door
- Bright lighting inside and outside entries
- Lighted doorbell at an easily reachable height
- Easy-open door locks, such as keyless locks with remote or keypad codes
- High-visibility house numbers
- Handrails on both sides of steps
- Railings on porches
- Slip-resistant walkways and entryways

### KITCHEN & LAUNDRY CHECKLIST

- 36-inch-wide doors for easy access or pocket doors
- Multi-height, rounded-edge countertops to enable residents to work standing or seated
- Color-contrast front edges on countertops to help prevent spills
- Clear counter space next to sink and all appliances
- Space for a chair under sink or cooktop for seated users
- Easy-access storage, such as pull-out pantry or adjustable-height shelving
- Stove-top water access to fill pots
- Bright, non-glare task lighting over sink, stove, and work areas
- Anti-scald faucet with lever-style handle
- D-shaped or pull-style cabinet and drawer handles
- Easy-glide drawers that close automatically
- Drawer-style dishwasher or raised platform under dishwasher to reduce bending
- Easy-access side-by-side refrigerator/freezer or under-counter, drawer-style refrigerator
- Front-mounted appliance controls that are highly visible or can be operated by touch
- Built-in storage space for easy-access and removable recyclables and trash
- Electrical outlets 18 inches off the floor
- Extra electrical outlets for small appliances; some outlets located under countertops for easy access
- Rocker-style light switches, 42 inches off the floor
- Easily accessible garbage-disposal switch
- Laundry on main floor
- Front-loading washer and dryer, stacked or on raised platform to reduce bending, with accessible controls on front
- Laundry sink and countertop no more than 34 inches above floor with knee space below for seated users
- Bright task-lighting in laundry
- Wall-mounted folding table that lies flat when not in use
- Non-slip flooring

### BEDROOM CHECKLIST

- 36-inch-wide doors for easy access or pocket doors
- Rocker-style light switches, 42 inches off the floor
- Closet with multi-level or pull-down shelving and clothes rod
- Avoid bi-fold or accordion closet doors, which can be difficult to open and close
- Electrical outlets 18 inches off the floor
- Extra electrical outlets to accommodate technology or future medical-equipment needs

### STAIRWAYS & HALLS CHECKLIST

- At least one no-step pathway into the house
- Ample and level maneuvering room, 5 feet by 5 feet, in entryway
- 36-inch-wide entry door with lever-style handle
- Zero-threshold doorway
- Covered entrance to protect from inclement weather
- Shelf near entrance to put packages while opening and closing door
- Bright lighting inside and outside entries
- Lighted doorbell at an easily reachable height
- Easy-open door locks, such as keyless locks with remote or keypad codes
- High-visibility house numbers
- Handrails on both sides of steps
- Railings on porches
- Slip-resistant walkways and entryways

### DEN & LIVING ROOM CHECKLIST

- 36-inch-wide doors for easy access, or pocket doors
- Level flooring throughout the house
- Easy-touch, rocker-style light switches 42 inches off the floor
- Electrical outlets 18 inches off the floor
- Seating at least 18 inches off the floor
- Extra electrical outlets to accommodate future technology or medical-equipment needs
- Rearrange furniture and remove any clutter to allow for clear, wide passageways

### BATHROOM CHECKLIST

- 36-inch-wide door for easy access, or pocket door
- Rocker-style light switches, 42 inches off the floor
- Lever handle, anti-scald faucets on sink, bathtub, and shower
- No threshold walk-in or roll-in shower with minimum dimensions 5 feet by 3 feet (4 feet preferred)
- Hand-held, adjustable-height showerhead with easily operable controls
- Maneuvering space that accommodates a 60-inch turning radius
- Toilet centered 18 inches from any side wall, tub, or cabinet
- Toilet seat 17 to 19 inches off floor for older persons, lower for children
- Grab bars or wall-blocking for future installation in tub, shower and near toilet
- Knee space under sink for seated users
- Easy-glide drawers that close automatically
- Countertops with rounded edges
- Bright, non-glare lighting
- Reduced-slip tile or non-skid floor
- D-shaped or pull-style cabinet and drawer handles
- Full-length and/or tilted mirror that can be used seated or standing
- Towel bars, soap and toothbrush holders 48 inches off floor
- Sink bowl mounted close to front edge of vanity for easier use while seated
- Integral transfer seat in tub and built-in bench or shower chair in shower
- Electrical outlets 18 inches off the floor