



THE ACCESSIBLE HOME

Universal Design improvements will make your home more user-friendly for people of all ages, sizes, and physical abilities.

Almost every aspect of a home can be enhanced, from entrance doors, floor surfaces and cabinets to light switches and kitchen counters.

Most of these guidelines have been required for years in new apartments and condominiums. They have also been implemented on a voluntary, as-needed basis in new housing and remodeling projects, and are gaining in popularity. Here are some reasons why:

- Universal Design adds little cost to a project.
- Its benefits are substantial because it adds value to your property and enhances its attractiveness.
- A home that incorporates Universal Design is safer, more comfortable, and more adaptable—important matters for residents who are seniors, individuals with physical impairments, or families with children.
- Universal Design features are appreciated by relatives and visiting friends who have mobility impairments.
- Builders, architects, homeowners, and weekend remodelers alike will benefit from these recommended standards.

Listed in this brochure are the more useful and commonly implemented Universal Design guidelines.

ENTRANCES

To provide easy and safe access

At least one residential entrance with no steps

Approach slope no greater than 1:12, with curbs along any drop-offs greater than 1 inch

Handrails at all steps and along all approach slopes greater than 1:15

At least one door at a minimum 36 inches wide; other doors should be at least 32 inches wide

Threshold at all doors no higher than ½ inch; if higher than 1/4-inch, bevel at 45 degrees

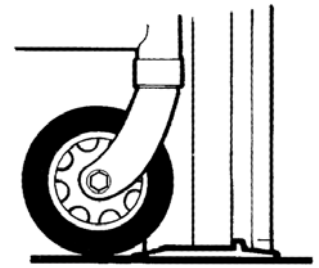
All locks no higher than 48 inches above floor

Doorbell and at least one peephole at 42 inches from floor

Lever handles on both sides of door

5-foot diameter clear floor space adjacent to interior and exterior sides of entry door

At least 18 inches of clear floor space beyond the latch side of the door when in closed position (this makes it easy for a person using a wheelchair or a walker to unlatch the door, swing it open, and go through)t



Accessible Threshold

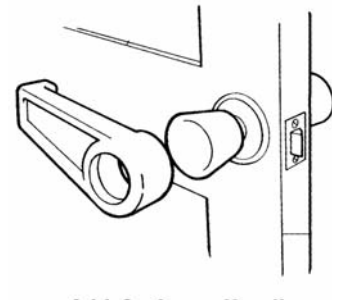
INTERIOR TRAVEL

To provide safe, easy access and convenient maneuverability

Doors with a minimum 32 inches width and equipped with lever handles on both sides of doors

In multiple-unit dwellings mount mailboxes no higher than 42 inches above ground surface so they can be reached by a person using a wheelchair or a walker)

Avoid high-pile carpeting and uneven floor surfaces (e.g. Saltillo tile)



ELECTRICAL OUTLETS and CONTROLS

(lights, thermostat, stove fan/vent, garbage disposal, etc.)

To provide easy operation and access

Locate the operable part of a control no lower than 18 inches from the floor and no higher than 48 inches; if operating the control requires reaching 20 to 25 inches over an obstruction, then locate the control no higher than 44 inches

30-inch by 48-inch clear floor space at all controls

WINDOWS

To provide easy operation

Operable by person in seated position; operable parts between 18 and 48 inches from floor

Operable with minimal effort (casement style and slider style are best choices)

CLOSETS

To provide for access and visibility

Shallow and wide in design

Adjustable shelves and adjustable hanging rods

If ambient light is low, include light fixture in closet

KITCHENS

To provide for safety and access

Slip-resistant floor surface

Clear floor space 5 feet in diameter, may include floor space under counter if cabinetry removed

Consider removable base cabinets at sink, with extra reinforcement to support sink as appropriate.

30-inch by 48-inch clear space next to cook range, sink, oven, dishwasher, and other appliances

At least 40 inches of clearance between opposing counters, cabinets, appliances, or walls

Insulate hot water and drain pipes, as well as water supply lines.

Safety stops on drawers and pull-out bread boards

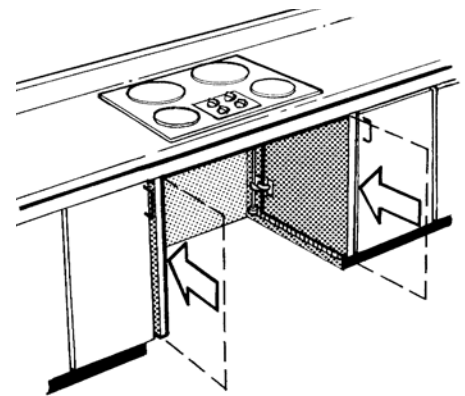
Lever-style, single-control, washerless faucet handle (especially useful for persons with arthritis)

Equip cabinets with handles and maximize use of pull-out shelves and half-door cabinets

Mount microwave between 32 and 40 inches above floor

Controls for wall oven and vent hood no higher than 48 inches above floor

Front loading washer/dryer with front controls (more reachable by persons using wheelchairs and walkers)



BATHROOMS

To provide for safety and accessibility

Slip-resistant surface for floor, tub, and shower

Clear floor space to allow a person using a standard wheelchair (30 inches wide, 48 inches long, 29 inches high) to enter, close door, approach all fixtures, reopen door, and exit. A clear floor space 60 inches in diameter is needed for a wheelchair to reverse direction. One way to achieve more space is to have the entrance door swing out of the bathroom.

Avoid sinks on pedestal. Cabinets, if located under sink, are removable to provide a clear knee space 29 inches high. Insulate hot water and drain pipes, as well as water supply lines to avoid burns.

Bottom edge of mirror no higher than 40 inches from floor

Side of toilet should be located 18 inches from a wall with blocking between studs for grab bar installation. If toilet is positioned between tub and sink, then provide at least 30 inches of clear floor space between toilet and adjacent fixtures

Mount toilet paper dispenser on side wall or cabinet convenient to toilet user and at least 19 inches above floor

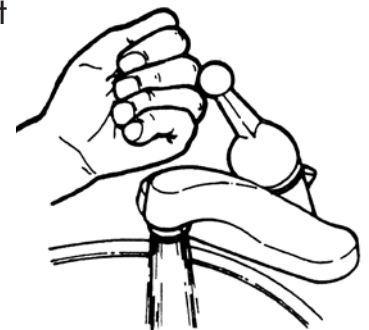
Lever-style, single control, washerless faucet handle at sink, bath, and shower

Grab bars in tub and shower stall

Blocking in all bathroom walls with 3/4 inch plywood for later installation of additional grab bars as needed

If walls are opened during remodeling, consider installing blocking in all stud spaces, or covering the entire wall with 3/4-inch plywood dry wall plastering, to permit installation of grab bars when needed

Clear floor space in shower stall at least 36 inches by 36 inches



For further information, contact the City of Pasadena's accessibility and disability issues coordinator at (626) 744-4782.

**This brochure is available in alternative formats.
Revised 1/09**

