

Universal Design Checklist

General

Essential:

- Open floor plan, minimum halls at least 40" wide
- Where they must exist, wider and deeper stairs(7/11)
- No floor level changes, including entries throughout main level
- Lever hardware on doors

Ideal:

- Consideration of line of sight (41" - seated person)
- Non-slip, no-trip, glare-free floor

Options:

- Technology to enhance independence, maintenance, social network

Switches, Outlets, Controls & Security

Essential:

- Electrical outlets minimum of 18" above the floor
- Light switches 42" above the floor
- Thermostats at easy to read locations and elevations
- Home wired for security

Ideal:

- Rocker/touch light switches throughout
- Luminous light switches/night lights in critical areas (entry, master suite, bathrooms)
- Large display panel and controls for thermostats and security system
- Utilities on main floor/level access with operation in 15-48" reach range, front clear space of 36" x 48"
- Dual cueing (visual and audio) for doorbell, security, smoke alarms

Options:

- Remote controls where available
- Programmable lighting fixtures, thermostats and outlets
- Simple logic on programmable devices
- Flashing porch light and/or 911 switch w/ remote control
- Garage car alert light

Lighting and Color

Ideal:

- Multiple sources of natural/ powered lighting
- Use skylights, transoms, highly placed windows to maintain privacy (Is this green? Needs review)
- Treat windows/position light sources to minimize glare
- Use color contrast to better distinguish edges/changes in levels/surfaces

- Minimize use of grayed colors/monochromatic color schemes (eyes yellow with age)
- Integrate lighting/color to promote way-finding

Options:

- Integrate indirect lighting at point of need (LED options)

Entries

Essential:

- Minimum of one stepless entrance is essential , all stepless preferred
- Level clear space front and back of doors to be 5" x 5"
- Weather protection from elements
- Adequate Lighting
- Easily legible address
- Package shelf
- Charging station at/near owner's entry (per plan)

Ideal:

- Level garage entry with convenient, level access to kitchen

Options:

- View to visitors at outside entrance
- Communication between visitors and residents

Entertaining Kitchens

Essential:

- Minimum of 2 roll-out shelves or drawers on full extension slides in lower cabinets and functional storage in any corner cabinets (you can remove the highlighting here- and add the x's-
- Counter tops at a variety of common heights: 30", 36", and 42"
- Waste/recycling in pull-out drawers
- Varied light sources and adjustable controls

Ideal:

- Continuous stretches of countertops, especially between refrigerator, oven, sink, and :cook top
- Sufficient clear floor space: minimum 48" for work aisles
- Point of use storage
- Flexible pantry storage (per plan)
- Interior lighting and accessories that improve access to wall and base cabinet storage
- Single lever faucets, possibly motion activated
- Pulls, rather than knobs on cabinet door and drawers

Options:

- Open/visible (glass doors or open shelf) storage (per plan)
- Flexible base storage that allows for use as knee space, especially under sink, cook top, next to range, work area
- Pot-filler faucet or water source/drain adjacent to the cooktop
- No-bend height installation for dishwasher, oven, and microwave (Highly recommended but must be per plan as in pattern book)

- Under counter, drawer type appliances where possible
- Side x side, French door, or drawer refrigerator/freezer designed to install flush with adjacent cabinetry (See concepts, pattern book)
- Safety shut-offs/dual cueing (where available) on appliances
- Induction cooktop- cleaner, more efficient, safer
- Technology assisted gadgets, i.e. appliance monitoring systems, auto on/off, connected appliances that affect their own maintenance
- Pull-out step stool
- Rolling carts
- Contrasting edge or lighting at counter/toe kick
- Flexible spaces within kitchen to serve multiple purposes, i.e. message/bake center, snack bar/buffet staging counter (per plan) When space allows ...
- Multiple work centers, i.e. clean-up sink, separate bake center, microwave at snack bar as well as in main cooking center (second sink is top choice option)
- Sitting or eating area facing others eating or in work centers-for improved socializing/optional seated preparation

Entertaining (public spaces) Outdoors

Essential:

- Adequate Lighting

Ideal:

- Accessible, firm level routes into/out of home
- Access to mail within 15-48" reach range on an accessible route
- Waste/recycle system and outdoor amenities on accessible route

Options:

- Raised Gardens

Retreating & Rest Sleeping Space

Essential:

- 36" min. clearance around bed

Ideal:

- 48 in. clearance in front of furnishings
- Lighting in/at closet rod
- Night lighting for nocturnal trips to the bathroom

Options:

- Sliding or bi-fold closet doors (highly recommended)
- Adjustable closet organizers
- Adjustable height hanging rod

Bathroom

Essential:

- No-threshold entries, and the option of no doors into the master bathroom

- Extra-wide entry, minimum 34 inches clear (3'0" door)
- Options for lighting from varied sources with adjustable controls
- Non-glare light source at the vanity
- Support in wall for optional addition of grab bars, minimum at tub/shower/toilet
- Specification of support rails that complement the aesthetics of the bath
- Easily accessed storage, some at point of use
- Anti-scald fittings

Ideal:

- Adequate maneuvering space (30" x 48" minimum in front of each fixture)
- Controls for windows, lighting and fixtures that are easy to operate
- Separated vanities for privacy/easier adaptation to knee space
- Multiple-height vanities (consider 30" and 36") with flexible knee spaces
- GFI outlet near toilet for optional washlet system
- Minimum 36X48 showers w/ seats
- Options for flush threshold shower (per plan)
- Tub deck of 8-15" wide for seated entry
- Offset controls in tub/shower with adjacent clear space for seated users (per plan)
- If toilet is compartmentalized, provide option to open up/flip door or enough clear floor space for assisted transfer (30" clear in front and adjacent minimum)
- Non-slip flooring (provide options)

Options:

- Lighted magnifying mirror
- Multiple heads or hand sprays at different or adjustable heights
- Hand-held spray with 60" long hose
- Comfort-height toilets, with options for personal hygiene integral systems
- Heat in the floor, towel warmers, and toilet seat
- Easy maintenance, i.e. showerheads and whirlpool tubs with self-cleaning features
- Entry from master bath/closet directly to laundry
- Option for morning kitchen with noise insulated from sleeping space

Ease (household maintenance) Laundry

Essential:

- Laundry/utilities on accessible path/floor
- 36"x 48" minimum clear floor space at each appliance

Ideal:

- Cabinet storage, shelving within universal reach range of 15-48" A.F.F.

Options:

- Front loading, front controls, sometimes raised washer and dryer
- Counter space no higher than 36" adjoining, across or on top of appliances with minimum 42" clearance between opposing counters
- Sink with clear knee space for seated users

Storage

Ideal:

- Half of all storage within universal reach range (15-48 inches AFF)
- Adjustable height, flexible closet systems
- Drawers on full extension slides

Options:

- Entry to walk-in storage minimum 34" clear opening
- Proper lighting, not just at ceiling height