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