

## EXHIBIT 5: MINIMUM UNIVERSAL DESIGN ELEMENTS MENU

Universal design is a concept for designing the built environment – homes, mobility routes, landscapes, commercial developments, products and life space – with the goal of making them accessible and livable for every person, regardless of age or ability.

### Bathroom/s

- Door at least 36 inches wide
- Ample floor space (at least 30" x 48" clear floor space among fixtures)
- If shower provided - minimum shower size 36 x 36 inches; with little or no threshold to step over - no more than ½ inch and beveled; slope shower floor a maximum of 1/8 inch per foot; alternatively, may place bathtubs in a manner that can later be replaced with a walk-in shower, if preferred
- Adjustable height, hand-held showerheads, with easy-to-use controls
- Anti-scald faucets with single-lever handle for all bathroom faucets
- Reinforced walls in bath and/or shower and near toilet
- Rounded corners on all counters and edges
- Good quality lighting

### Bedroom/s

- Door/s 36 inches wide
- Light switches 36" to 40" above floor
- Telephone jack near bed
- Extra electrical outlets near bed, 18" to 24" above floor

### Closets and Storage

- Adjustable height closet rods and shelving
- Lighting in closet/storage areas with switch outside
- No bi-fold or accordion-style doors

### Doorways and hallways

- Hallways at least 36 inches; at least 42 inches preferred
- Doors at least 36 inches wide
- Lever door handles

### Electrical Outlets and Controls

- All light switches 36" to 40" above the floor
- Rocker style switches that are easy to turn on and off
- Electrical outlets 18" to 24" above the floor
- Thermostat and other controls approximately 48" above the floor
- Thermostat and other controls easy to read and simple to operate
- Telephone, cable and modem jacks approximately 18" above the floor
- Circuit breaker panel on main floor and easy to access

### Entrance of housing units

- Front door at least 36 inches wide – all doors in house at least 36 inches wide
- Lever-style door handles
- One peephole at a lower height or use of tall narrow sidelight window for front door
- Good lighting inside and outside entrance
- No raised threshold
- Roof, awning or canopy to protect entrance
- Ample landing space outside and inside entry door (5 feet x 5 feet outside)

### Floors

- Threshold between flooring surfaces, if necessary, must be low and beveled
- If carpeting, prefer low-pile and tightly woven carpet, such as berber style

## **General Floor Plan**

- Floor plan as open as possible, avoiding long, narrow hallways and sharp boundaries between rooms
- Where feasible, one room on the main floor that can be used as a sleeping room

## **Kitchen**

- Open floor space in kitchen
- Anti-scald faucet with single lever in kitchen sink
- Rounded corners on all edges and counters
- Appliance controls that are easy to read and reach
- One pullout work board at a lower height
- Good task lighting over sink, stove and work areas

## **Laundry**

- If laundry area is not on main floor, make provision on main floor for space with electrical and plumbing connections for potential later relocation of laundry
- Good task lighting in laundry area
- Appliance controls easy to reach and operate; ideally front loading machines on raised platforms
- If feasible, folding table that attaches to wall and lies flat when not in use
- Adjustable height closet rods

## **Living and Dining Areas**

- Easy passage from kitchen to dining area
- No changes in floor levels
- Extra electrical outlets

## **Site/Landscaping**

- Walkways at least 36 inches wide; slope of walkways as gradual as possible.
- At least one entrance to every housing unit at ground level, without steps.

## **Stairs**

- Sturdy handrail on complete length of stairway
- Stair treads at least 8", but 10" to 11" preferred
- Stair rise no higher than 7" from one step to next; smaller rise preferred
- No "nosing" – tread must not extend out beyond the riser
- Stairway well lit with light switches at top and bottom of stairs

## **Windows**

- Energy-efficient and easy to open, close and lock, requiring little strength
- Placement at height that allows people to see outdoors while seated or standing; with windowsills 24" to 30" inches above the floor