



alphaOne

Redefining Disability

SustainABLE for ME:

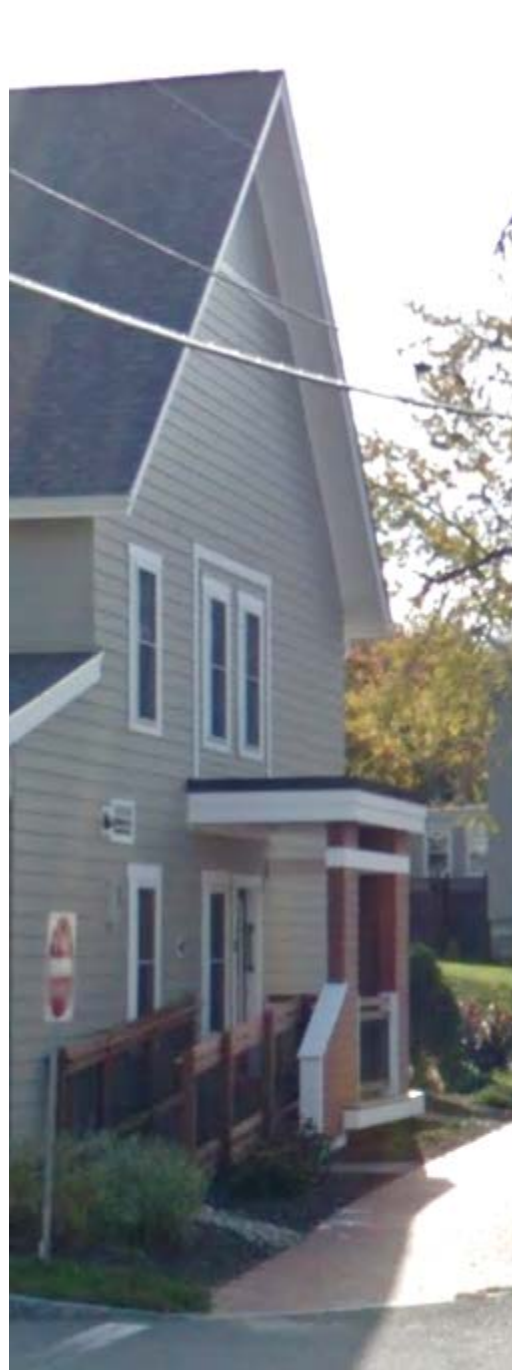
2017 Maine Affordable Housing Conference

Jill Johanning, AIA

South Portland Bangor Presque Isle

AccessDesignME.org





NEW! 2018 QAP Accessibility Points

Type of Project	Maximum Points
Senior Housing Projects	11 points
Other Projects	5 points

Every time we build a home without even basic access needs like level entry access, we are burdening future generations with more economic costs.



BILD ARCHITECTS

A sustainable designed home reduces its environmental and social impacts while saving money on the cost of living over the lifetime of the home.



KAPLAN THOMPSON ARCHITECTS

As the single largest item in most household budgets, housing costs directly affect day-to-day financial security.

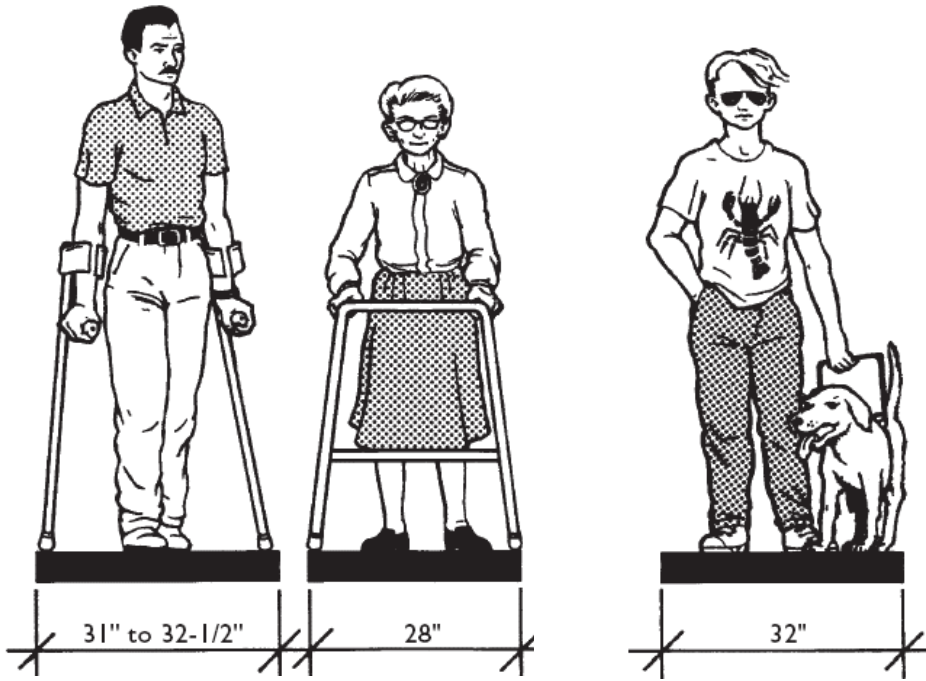
INCLUSION

If you cannot find adequate, affordable housing it limits your ability to be involved in the community and find employment, which leads to lower incomes in the community.

“Apartments for life,” or **A4L**, are a subcategory of senior apartments and include universal design principles, a concierge function to help residents arrange for off-site services, social gatherings and pricing that resembles traditional apartments rather than typical independent living rent...”



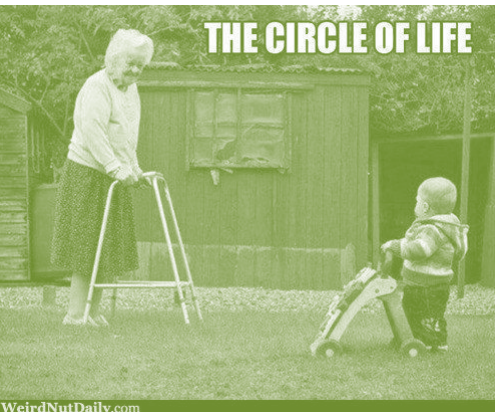
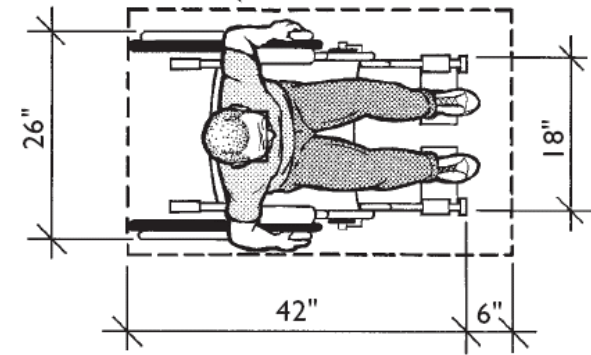
UNIVERSAL DESIGN: ALL AGES AND ABILITIES



FAIR HOUSING ACT DESIGN MANUAL

30" X 48" clear
floor space

footrests and toes
may extend farther
for some people



WeirdNutDaily.com



ENTRIES

Landscape walkways in place of traditional ramps

Opportunity to incorporate garden beds

Enables everyone to take the same route including carts, strollers, wagons

Maine Weather

Emergency Exit plan?



BEFORE

AFTER

A 17-foot-long brick ramp, flanked by 16-inch-tall brick planters, leads up to the door of the Southeastern Raleigh home. JLEONARD@NEWSOBSERVER.COM — JULI LEONARD



ENTRIES

WEATHER PROTECTION

Provide weather protection at exterior doors with no threshold for rain and snow.

Consider providing small grating at exterior door to keep snow and dirt outside.

Provide a shelf or bench to set items down outside of the door.

Well lit, outdoor lighting with sensor

Glazing in door or side lite; or multiple height peep holes

High contrast house number

DOORS

Wide Doors

36+ inches *40 inches *

Low profile door thresholds

Threshold ramps with tapered edges for existing

Accessible pocket door pull
(example: Trimco)





STORM DOORS

Lever hardware

Closer location:

- *High: Above reach range*
- *Low: obstructs clear width*

Opening <90 degrees

Alternative:

Insulated door with glazing





WINDOWS

Low sill

Operable parts shall be operable with one hand and

No tight grasping,

No pinching,

No twisting of the wrist

The force required to activate *operable parts* shall be 5 pounds maximum.

Consider casement, awning, or powered



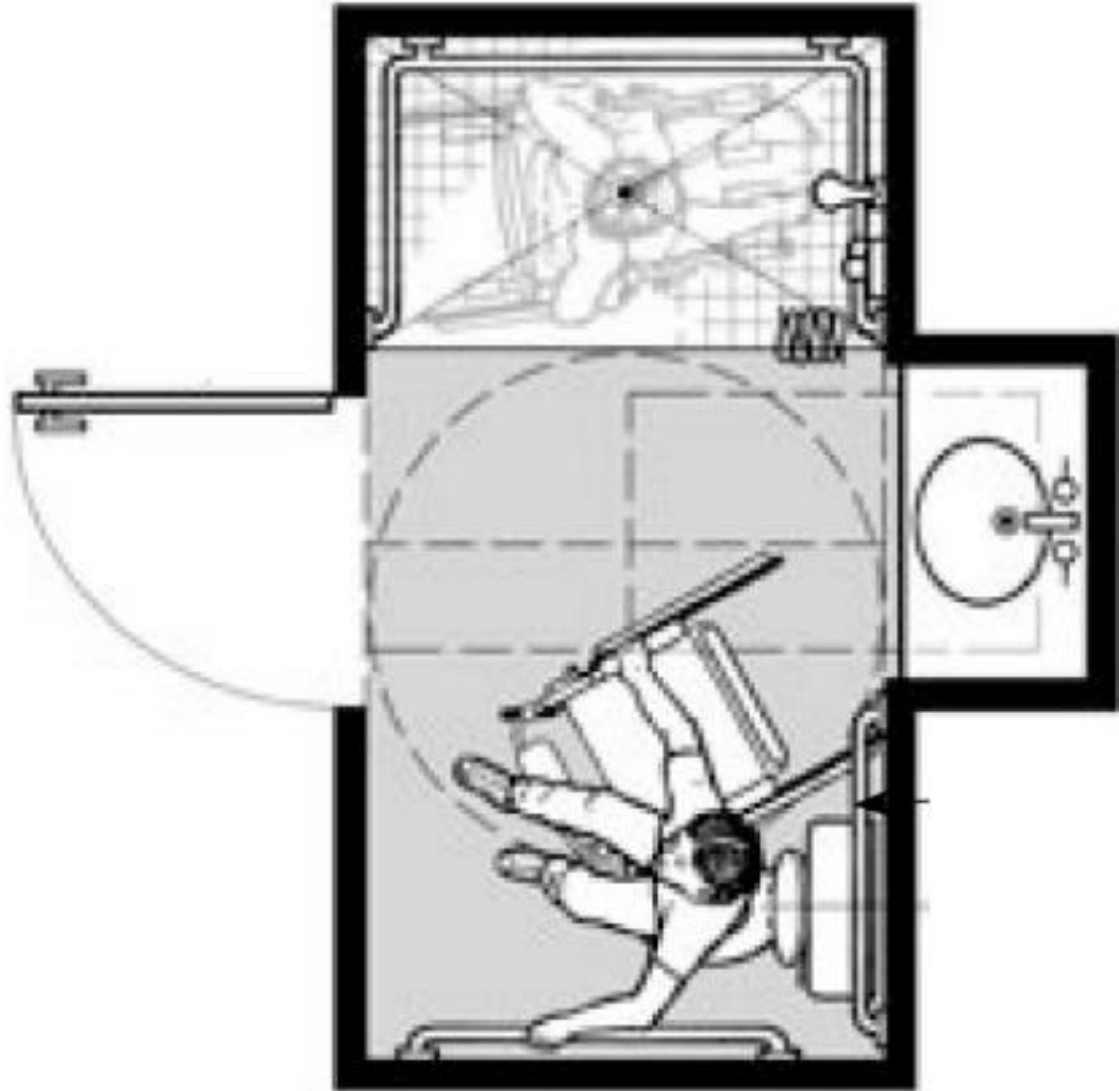
BATHROOMS

- Full bathroom on main floor.
- Reinforcement in walls for grab bars
- Open floor space around one side of toilet
- Slip resistant flooring
- Lighting over shower/toilet/sink
- Contrasting colors
- Low or full height mirror
- Mount medicine cabinet to side of sink



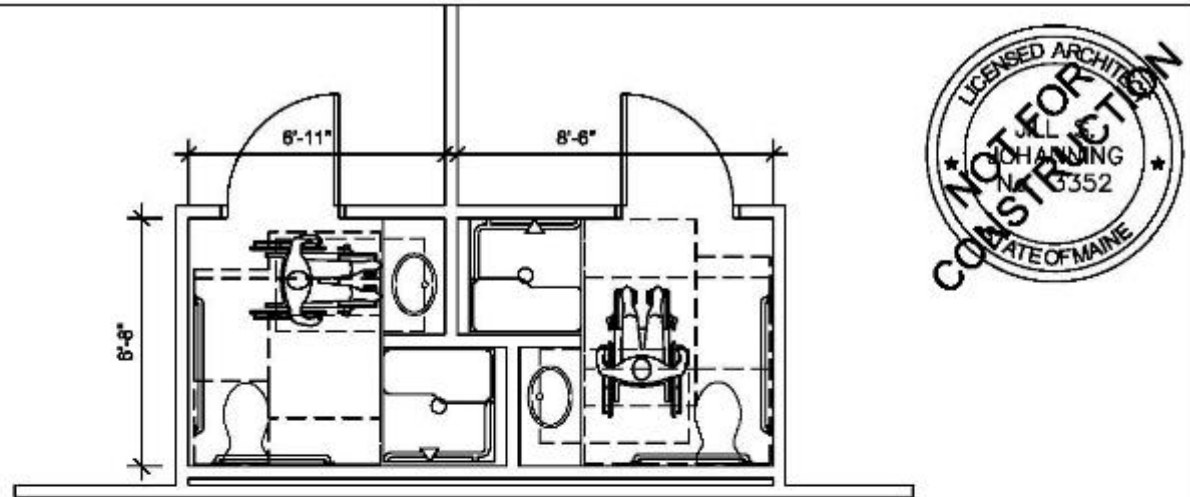


“USABLE” VS. ACTUALLY USABLE

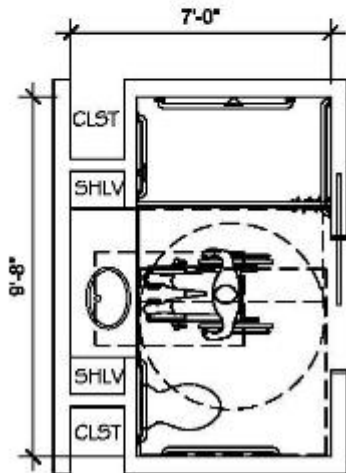


From FHA Design Guide and Center for Universal Design

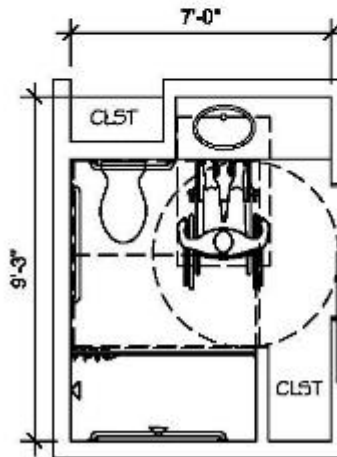
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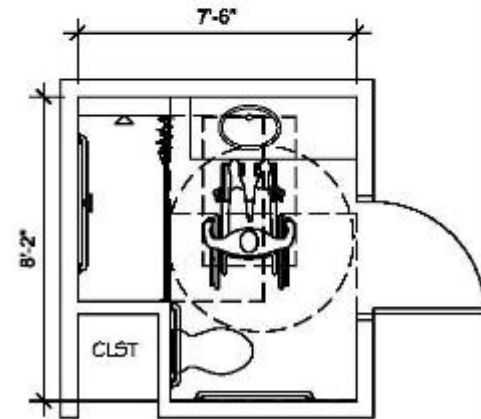
BATH: 52 SF
T TURN & NO STORAGE



BATH: 62 SF



BATH: 60 SF



BATH: 55 SF

ROLL-IN SHOWER



No Curtain Needed

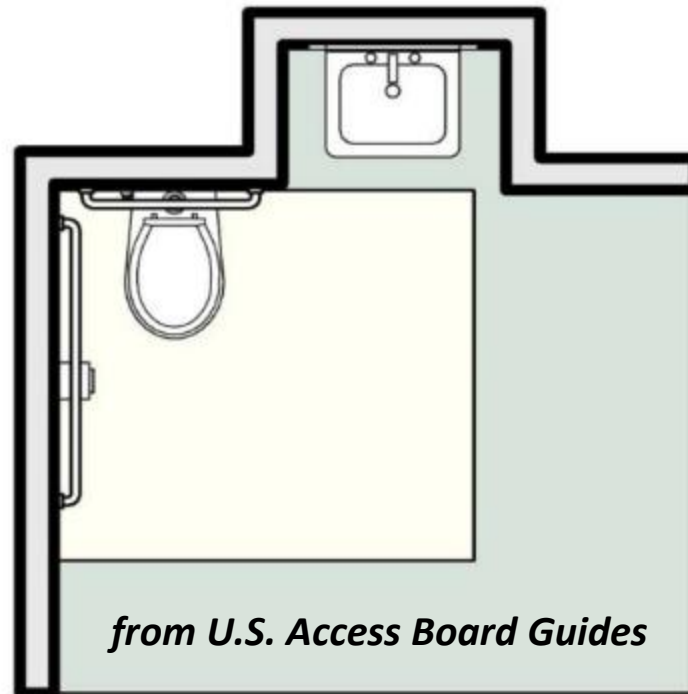
Adjoining the bathroom is a wet room with a shower. The whole floor is covered with Golden Decking's Goldeck ipe decking tiles with a drain in one corner. goldendecking.com



EXISTING BATHROOMS

With limited space:

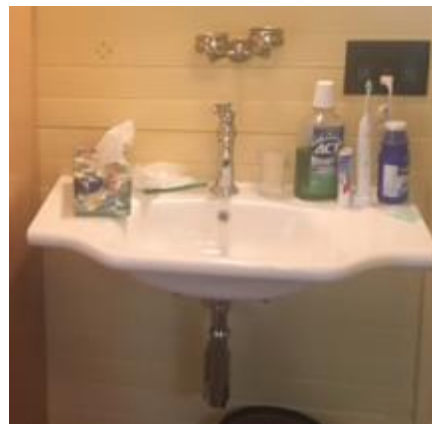
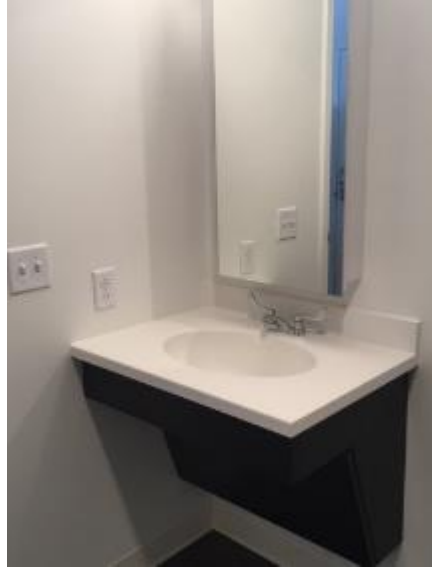
- “Wet room”
- Recess sink

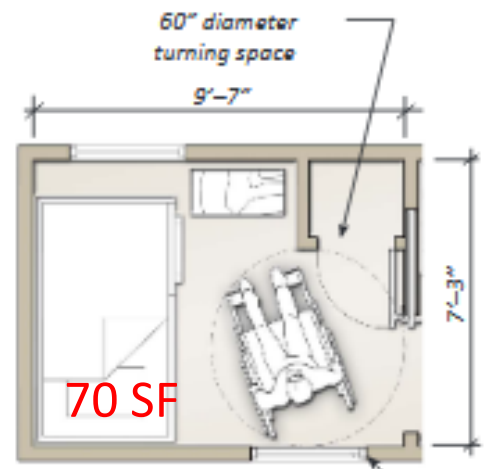
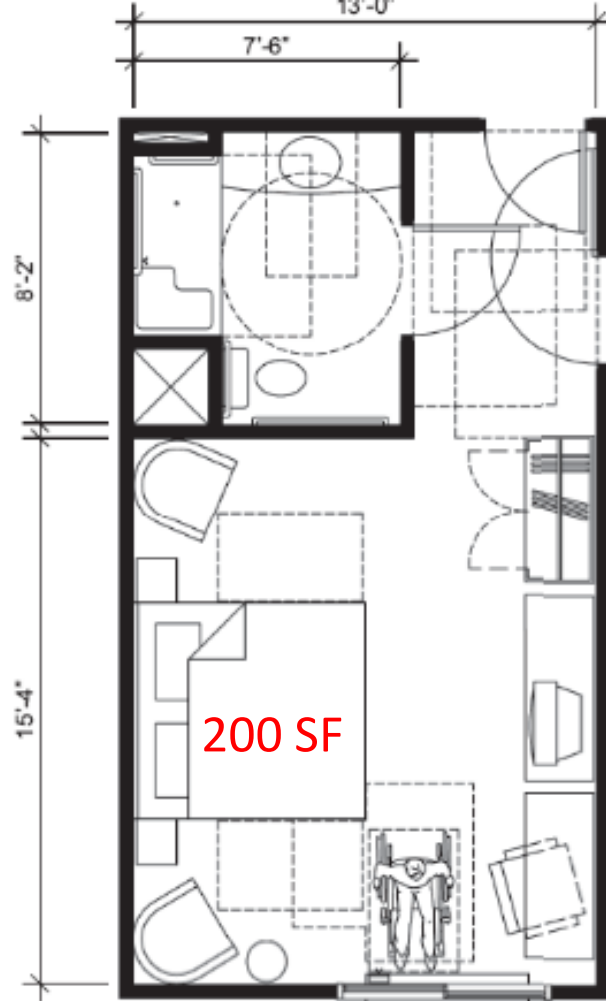


from U.S. Access Board Guides

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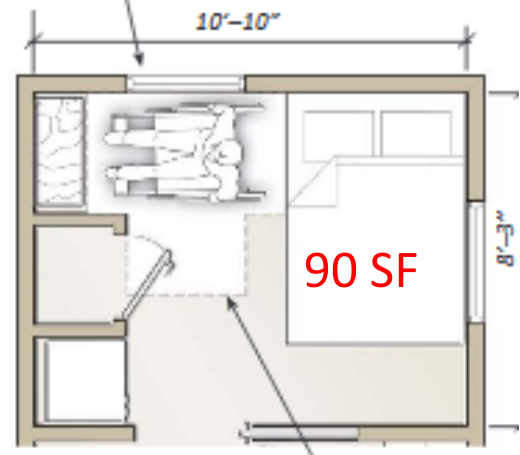
Not a public restroom,
it is someone’s home
that they use everyday





A secondary bedroom floor plan

If a window is on the accessible route it can be accessed by a resident using a wheelchair



A master bedroom floor plan

T-shaped turning space

BEDROOMS

MSHA:

Primary Bedroom size:
120 SF min.

Least Dimension: 9'-6"

Vs.

ADA lodging example

HUD Disaster Relief Housing

10 SF CFS 21 SF T-turn

Mattresses:

Twin = 20 SF

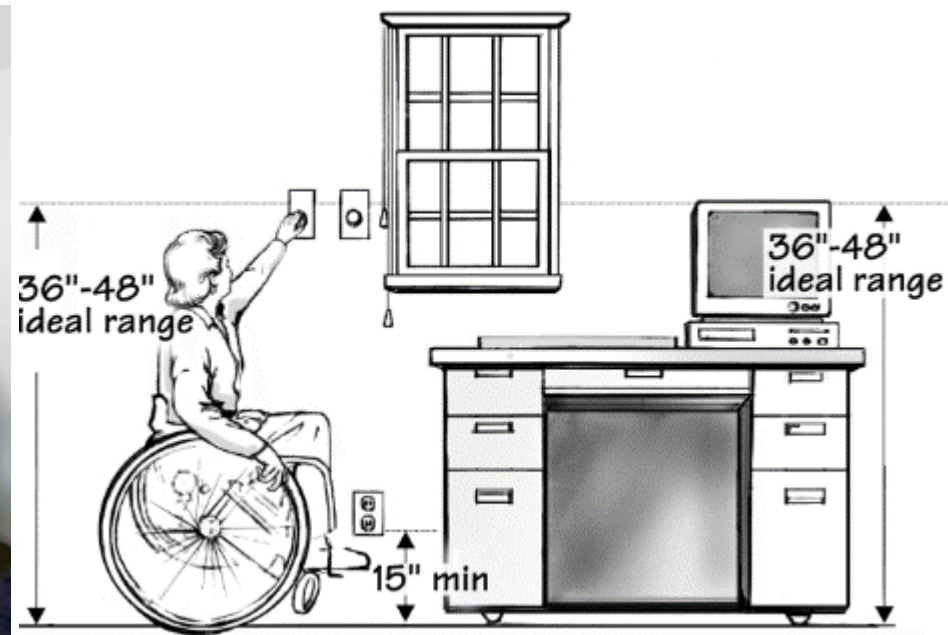
Full = 28 SF

Queen = 33 SF

King = 42 SF



STORAGE REACH RANGES



KITCHENS

Variety of counter heights
(34" +/-)

Open knee space

Shallow bowl sink



McCormack Baron Salazar



Scavolini



Equality/Flexibility



Senatore Architecture



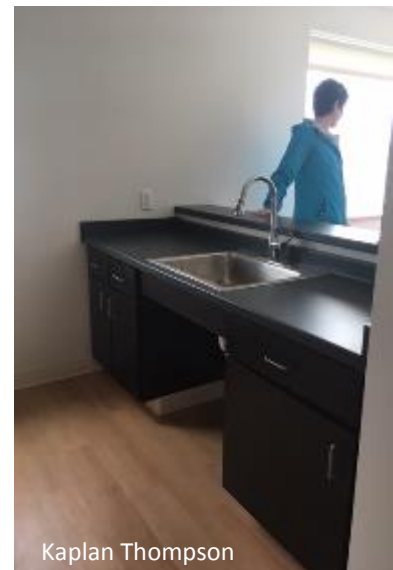
MIKITEN ARCHITECTS



Senatore Architecture



Paragon Kitchens



Kaplan Thompson

APPLIANCES REACH RANGES

Elevated appliances
24-48 inches



MAINTENANCE

Maintain facilities in working order
(35.133/36.211/MHRA 7.13)



UNIVERSAL DESIGN

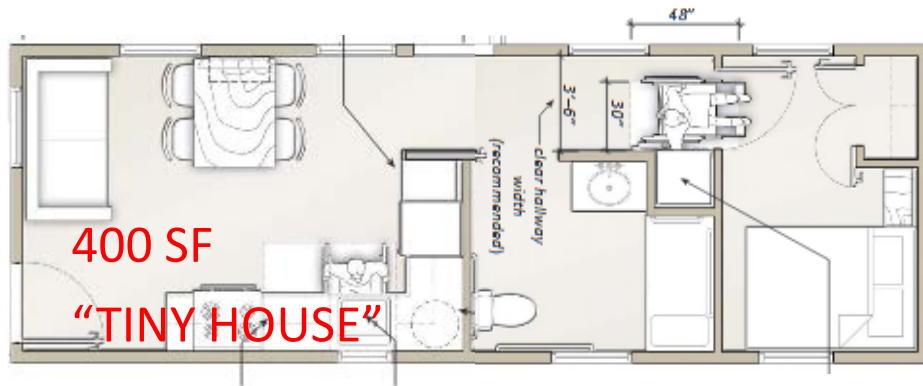
“Bad design disables,
Good design enables.”

flexible, impartial, safe, and simple.



780 SF

FIU 2011 Solar Decathlon



400 SF

"TINY HOUSE"

https://www.huduser.gov/portal/publications/design_details.pdf

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