alphaOne
Redefining Disability

SustainABLE for ME:

2017 Maine Affordable Housing Conference

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South Portland   Bangor   Presque Isle

AccessDesignME.org
NEW! 2018 QAP Accessibility Points

<table>
<thead>
<tr>
<th>Type of Project</th>
<th>Maximum Points</th>
</tr>
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<tbody>
<tr>
<td>Senior Housing Projects</td>
<td>11 points</td>
</tr>
<tr>
<td>Other Projects</td>
<td>5 points</td>
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</tbody>
</table>

Every time we build a home without even basic access needs like level entry access, we are burdening future generations with more economic costs.
A sustainable designed home reduces its environmental and social impacts while saving money on the cost of living over the lifetime of the home.

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...”
FAIR HOUSING ACT DESIGN MANUAL

UNIVERSAL DESIGN:
ALL AGES AND ABILITIES

footrests and toes may extend farther for some people

30" × 48" clear floor space

31" to 32-1/2" 28" 32"

42" 6"

26"

AccessDesignME.org
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?
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
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
“USABLE” VS. ACTUALLY USABLE

BATH: 52 SF
T TURN & NO STORAGE

BATH: 62 SF

BATH: 60 SF

BATH: 55 SF
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. goldeckdecking.com
EXISTING BATHROOMS

With limited space:
• “Wet room”
• Recess sink

from U.S. Access Board Guides
“USABLE” VS. ACTUALLY USABLE

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

[https://www.huduser.gov/portal/publications/design_details.pdf](https://www.huduser.gov/portal/publications/design_details.pdf)
STORAGE
REACH RANGES

36"-48" ideal range

15" min
KITCHENS

Variety of counter heights (34” +/-)
Open knee space
Shallow bowl sink
Equality/Flexibility
STORAGE REACH RANGES

24-48 inches
Open, visible, and flexible
Drawers
Pullout shelves
Panty height
D or loop shaped pulls
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.

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