Access Features for New Homes
Building Blocks

1. Slope
2. Thresholds
3. Door Clearance
4. Maneuvering Space at Doors
5. Clear Floor Space
6. Wheelchair Turning Space
7. Grab Bar Reinforcement
8. Sink Clearance
9. No Step Entry
“A FOOT OF RAMP FOR EVERY INCH OF RISE”

Standard Ramp – 1 in 12
Up to 30’ linear distance

Threshold Ramp
Up to 3” rise

Sloped Pathway – 1 in 20
No distance limit

Wedge Ramp
Up to 6” rise
Vertical Rise

Beveled Rise

1/4" maximum

1/2" maximum
Space required next to door handles varies between push and pull sides.
30" x 48" clear space beyond the door swing
5’ diameter wheelchair turning space
Building Blocks – Grab Bar Reinforcement

2x10 BLOCKING

3/4” PLYWOOD

3'-0” 6'-0” 9'-0” 6'-8”
Building Blocks – Sink/Counter

Knee clearance and counter height

27” minimum

34” maximum
No step entry framing detail
## Accessibility for New Homes
### Prioritized Order Form

#### A. Essential Visitability Features

<table>
<thead>
<tr>
<th></th>
<th>Buyer</th>
<th>Builder Cost</th>
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<tbody>
<tr>
<td>1.</td>
<td><img src="image1.png" alt="Image of a step-free entrance" /></td>
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<tr>
<td></td>
<td><img src="image2.png" alt="Diagram showing 1/2&quot; Max step" /></td>
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<tr>
<td>2.</td>
<td><img src="image3.png" alt="Image of an adequate doorway" /></td>
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<td><img src="image4.png" alt="Diagram showing accessible doorway" /></td>
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<tr>
<td>3.</td>
<td><img src="image5.png" alt="Image of a usable bathroom" /></td>
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<tr>
<td></td>
<td><img src="image6.png" alt="Diagram showing bathroom dimensions" /></td>
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</tr>
</tbody>
</table>

[![Image 64x-350 to 658x505]({{site.base_url}}/assets/images/image1.png)](image1.png)
[![Image 64x-350 to 658x505]({{site.base_url}}/assets/images/image2.png)](image2.png)
[![Image 64x-350 to 658x505]({{site.base_url}}/assets/images/image3.png)](image3.png)
[![Image 64x-350 to 658x505]({{site.base_url}}/assets/images/image4.png)](image4.png)
[![Image 64x-350 to 658x505]({{site.base_url}}/assets/images/image5.png)](image5.png)
[![Image 64x-350 to 658x505]({{site.base_url}}/assets/images/image6.png)](image6.png)
## B. Safety and Convenience

<p>| | | | | | | |</p>
<table>
<thead>
<tr>
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<tbody>
<tr>
<td>4.</td>
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<td><img src="image" alt="Image of wall and switches" /></td>
<td>Reachable switches, outlets, and controls</td>
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<td>5.</td>
<td></td>
<td>![Image of door handle and lock]</td>
<td>Convenient hardware</td>
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<td>6.</td>
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<td>![Image of window and reinforcement]</td>
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<td>7.</td>
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<td>![Image of bedroom layout]</td>
<td>Main floor bedroom or den</td>
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1 of 2
### C. Upgrades and Adaptations

<table>
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<td>Wider hallways</td>
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<td>Step-in or curbless shower</td>
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<td>5’-0” diameter maneuvering space</td>
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<td>Knee space below counters</td>
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<td>13.</td>
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<td>Usable appliances and cabinets</td>
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<td>14.</td>
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<td>☐ ☐ ☐</td>
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<td>Spacious laundry and closets</td>
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<td>No-step outdoor living</td>
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<td>Garage no-step or ramp</td>
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<td>17.</td>
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<tr>
<td></td>
<td>Stair glide, elevator, lift or track system</td>
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<tr>
<td>18.</td>
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<td>☐ ☐ ☐</td>
</tr>
<tr>
<td></td>
<td>Audio/visual/other</td>
<td>$</td>
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</tbody>
</table>
1. No-Step Entry

Front Door

Side Patio

Garage Entry
Construction Types and Site Considerations

- Slab-on-grade construction
- With a basement
- Entrance from high point of site
No-Step Entry Framing

Typical Floor Framing

Low-Rise Framing
Notched Foundation

Low-Rise Framing
Top Flange Hangers

Low-Rise Framing
Interior Stud Wall

Low-Rise Framing at No-Step Entry

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2. Adequate Doorways

- Low threshold
- Clear passage space

![Diagram of doorways](image)

- 34"-36" door
- 32" clear opening

- 1/4" max
- 1/2" max
NO MORE 28” WIDE BATHROOM DOORS!

28” doors block entry to wheelchair users

For retrofits, 30” doors on swing clear hinges allow passage for most wheelchairs

34” - 36” doors meet accessibility requirements

“The most frustrating, yet easily solved, accessibility problem I see in new homes is 28 inch wide bathroom doors that prevent a wheelchair user from entering a ground floor bathroom, even temporarily after a hospital stay.”

Melissa Hoffmann, Access Design Coordinator, ASSIST Inc
3. Usable Bathrooms

30” x 48”
Clear floor space beyond door swing

30” x 48”
Transfer space at all fixtures
Usable Bathrooms

High and low sinks

Transfer bench
4. Reachable Switches, Outlets, and Controls

Reachable switches

Accessible controls
5. Convenient Hardware

Swing clear hinges

Lever door handles

Lever faucets
6. Grab-Bar Blocking

2 x 10 Blocking

3/4” Plywood backing
7. Ground-Floor Bedroom or Den

Adaptable den

Ground-floor bedroom
8. Curb or Roll-In Shower

Curb shower

Roll-in shower
9. Grab Bars Installed

Horizontal grab-bar

Vertical and horizontal grab-bar
10. Wider Hallways

42” – 48” Hallway

Chamfered corner
11. 5’-0” Diameter Wheelchair Turning Space

Kitchen turning space

Bathroom turning space
12. Roll-Under Fixtures and Appliances

Roll-under sink, cook top, and counter

Roll-under bathroom sink
13. Usable Cabinets and Counters

Side hinged oven and breadboards

Deep drawers
14. Accessible Closets and Laundry

Accessible and usable laundry

Accessible closet
15. Accessible Outdoor Living or Patio

Accessible patio

No-step access

Diagram showing no-step entry with sloped pathway and maximum 1/4" max at the edge.
16. Stair-Glide, Elevator, or Track System
17. Garage No-Step Entry or Ramp

No-step garage entry

Ramp in garage
18. Audio/Visual/Other

Audio/visual doorbell

Environmental controls