

## A Checklist of 9 Easy Living Smart Ideas

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1. Entrance-MEETS VISITIBILITY REQUIREMENTS
  - A. Accessible path of travel to an accessible door of the home with a minimum 60" x 60" maneuvering space at the entrance (door with lever handle).
  - B. At least one no-step entry with a roof over the entrance.
  - C. Sensor light at exterior no-step entry focusing on the front-door lock.
  - D. Non-slip flooring in foyer.
  - E. Entry door sidelight or high/low peephole viewer; sidelight should provide both privacy and safety.
  - F. Surface to place package on when opening the door; could be a bench or shelf.
  - G. Flush thresholds.
  - H. Doorbell in accessible location.
  - I. High -visibility address numbers.
  
2. Doors/Interior Circulation-MEETS VISITIBILITY REQUIREMENTS
  - A. Main living on a single accessible story, including a full bath (door with lever handle)
  - B. No steps between rooms/areas on the same level.
  - C. 5-foot by 5-foot clear/turn space in living area, kitchen, a bedroom and a bathroom.
  - D. Hallways are minimum 42" wide.
  - E. Well lit hallways
  - F. There needs to be 32 inches of clear width, which requires a 36-inch door.
  - G. Multi-story homes can provide either a pre-framed shaft (i.e. stacked closets) for future elevator, or stairway width must be a minimum of 4 feet to allow space for a lift.
  - H. Low-pile carpeting
  - I. Consider installing pocket doors.
  
3. Bathroom-MEETS VISITIBILITY REQUIREMENTS
  - A. *No more 2'-0" bathroom doors! 3'-0" door to meet 32 inches of clear width.*
  - B. One bathroom with an open-plan shower, curbless and a minimum of 36" x 60".
  - C. Bathtub-lower for easier access. When tub or shower is installed, select models designed to accept a portable bench or bathing seat.
  - D. Tub/shower controls offset from center. Adjustable height hand-held shower head in addition to standard fixed shower head.
  - E. Light in shower stall.
  - F. Install tile with a high anti-slip rating.
  - G. Grab bars in the shower or bracing in walls around tub, shower (*required for AEGB Single-Family Rating*), shower seat and toilet for installation of grab bars to support 250-300 pounds.
  - H. Lever handles or pedal-controlled faucets.

- I. Thermostatic or anti-scald controls
- J. Pressure balanced faucets
- K. Toilet 2-1/2" higher than standard (17 to 19 inches) or height adjustable, with centerline of toilet 18" from sidewall.
- L. Design of toilet paper holder allows roll to be changed with one hand.
- M. 32-inch minimum lavatory counter height. Adaptable cabinets to reveal knee space under lavatory. Exposed piping in knee space should be padded or concealed.
- N. Mirror to backsplash at lavatory.
- O. Contrasting color edge border at countertops.

#### 4. Kitchen

- A. Single-lever faucets
- B. Microwave oven at counter height or in wall. Install the microwave lower, so when you take scalding water out, it's not above you.
- C. Wall support for adjustable and/or varied height counters and removable base cabinets.
- D. Upper wall cabinetry-3 inches lower than conventional height (12"-15" above counter).
- E. Contrasting color edging on countertops to help distinguish where the counter ends.
- F. For Food preparation surfaces, choose smooth , matte-finish countertops such as marble, wood, granite or a solid surface material to prevent glare and allow heavy pots and pans to slide easily from sink to cooktop.
- G. Counter space for dish landing adjacent to or opposite all appliances.
- H. Base cabinet with roll out trays and lazy susans.
- I. Pull -down shelving
- J. Glass front cabinet doors
- K. Open shelving for easy access to frequently used items.
- L. Appliances with easy to read controls.
- M. Refrigerator/freezer with frozen food storage in the bottom or side-by-side refrigerator/freezer.
- N. Side swing or wall ovens.
- O. Consider Raising the dishwasher 6" off the floor and with pushbutton controls.
- P. Electric cook top with level burners for safety in transferring between the burners. Light to indicate when surface is hot.
- Q. Multi-level work areas (30" height) to accommodate cooks of different heights.
- R. Open under-counter seated work areas.
- S. Pull-out spray faucet
- T. Adaptable cabinets to reveal knee space (when needed) at sink and under work surface near cooking appliances.
- U. Under cabinet glare free task lighting.

#### 5. Hardware, Switches & Home automation

- A. It's inexpensive to change from flip-type switches to rocker switches.

- B. It's easy to change hard-to-grip round doorknobs to levers and change cabinet hardware to magnetic catches or C- or D-shaped loop pulls.
- C. Light switches by each entrance to halls and rooms.
- D. Light receptacles with at least 2 bulbs in vital places (exits, bathrooms).
- E. Light switches, thermostats and other environmental controls placed in accessible locations between 42 and 48 inches above the floor (44" preferred).
- F. Switches can be mounted adjacent to doors and can also be aligned with door handles making them easier to locate.
- G. Electrical outlets 18 inches minimum from the floor: may need to be closer than 12 feet apart.
- H. Audible and visual strobe light system to indicate when the doorbell, telephone or smoke or CO detectors have been activated.
- I. Easy-to-see and read pre-programmed thermostats.
- J. Flashing porch light or 911 switch.
- K. Motion sensors and timers can be used to turn lights off and on.
- L. High-speed internet access data connection port and cabling.

#### 6. Garages & Carports

- A. Covered carports and boarding spaces.
- B. Wider than average carports to accommodate lifts and vans.
- C. Garage door heights of 9' to accommodate some roof vans.
- D. 5-foot minimum access aisle between accessible van and car in garage.
- E. If code requires floor to be several inches below entrance to house for fume protection, slope entire floor from front to back to eliminate need for ramp or step.

#### 7. Windows

- A. Plenty of windows for natural light and cross ventilation.
- B. Lowered windows or taller windows with lower sill height. Window heights should be accessible for emergency escape if a person is in a wheelchair. Approximately 18"-20" from the floor. Maximum 36" sill height.
- C. Windows widths should be 30" in case a person may need to sit on a sill and then lift their legs over to exit.
- D. Crank operated (casement, awning or jalousie) or light weight sliding windows.

#### 8. Light & Color

- A. Avoid light colored floors as they are more like to show scratch marks from walkers, canes and wheelchairs.
- B. Avoid Dark colors on walls in a room, which can reduce visibility.
- C. Bright colors on walls are helpful to people who have limited vision or limited depth perception to distinguish between walls, cabinets, doorways, etc.
- D. When possible, use natural lighting. It is more diffuse than artificial lighting which makes it easier to see.

- E. Layer lighting.
- F. Apply dimmer switches wherever possible.
- G. Lighting levels for hallways and most common and private spaces provide **40 fc** (footcandles).
- H. Lighting levels for moving around areas of bathrooms, kitchens, utility spaces provide **70 fc**.
- I. Lighting levels for work areas in bathrooms, kitchens, laundries, workshops, counter and other work surfaces provide **100 fc**.
- J. For ambient spaces, Color Rendition Index (CRI) not less than 80, preferably not less than 90.
- K. For ambient spaces, Correlated Color Temperature (CCT) not greater than 3000K (A/k/a Kelvin).
- L. For task areas, Color Rendition Index (CRI) not less than 90, preferably not greater than 80.
- M. For task areas, Correlated Color Temperature (CCT) not less than 3000K (A/k/a Kelvin).

9. Laundry/Storage

- A. Washing machine and dryer raised 12 to 15 inches above floor.
- B. Front loading laundry machines.
- C. Place cabinets that hold such things as detergent and other cleaning agents at a lowered height near the washer for easier access.
- D. In multi-story homes, laundry chute or laundry facilities in master bedroom.
- E. Adjustable closet rods and shelves.
- F. Lighting in closets.
- G. Easy open doors that do not obstruct access.