



***"HOME REPAIR AND
ADAPTATIONS"***

***ARIZONA BRIDGE TO
INDEPENDENT LIVING (ABIL)***

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WHY SHOULD I CARE?

- According to a study published in the American Journal of Public Health in Nov. 2005:
 - Arizona has the highest prevalence of adults with disabilities at 25.9% (Hawaii has the lowest at 10.5%)
 - The Valley being the 3rd highest metropolitan statistical area at 25.6% (Only behind Tucson & Spokane, WA)
- As our population ages, the percentage of persons with disabilities will increase, therefore the demand for accessible housing will continue to grow.



“Inclusive Home Design”
or
“Visitability”



“INCLUSIVE HOME DESIGN”/ “VISITABILITY” DEFINED:

- At least one (1) zero-step entrance
- Interior doors at least 32” clear width
- Useable bathroom with at least a toilet and sink on main level
- Blocking in bathroom walls
- Electrical and climate controls at reachable heights



ACCESSIBILITY DEFINED

- The Act requires all newly constructed multi-family dwellings of four or more units intended for first occupancy after March 13, 1991, to have certain features:
 - An accessible building entrance on an accessible route
 - Accessible common & public use areas
 - Useable doors sufficiently wide to accommodate a person using a wheelchair
 - Accessible routes into and through each dwelling unit
 - Light switches, electrical outlets, thermostats & other environmental controls in accessible locations
 - Reinforcements in bathroom walls to accommodate grab bar installations
 - Useable kitchens & bathrooms configured so that a wheelchair can maneuver about the space



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1. AN ACCESSIBLE BUILDING ENTRANCE ON AN ACCESSIBLE ROUTE

- At least one building entrance on an accessible route
- Continuous, unobstructed path connecting common areas, incl. accessible parking etc.
- Minimum clear width of open doorway of 32"
- Low or no threshold
- Maximum force needed to open the door (8.5 lbs exterior & 5.0 lbs interior)
- Accessible door hardware
- Wheelchair maneuvering space
- Safe door closing speed



2. ACCESSIBLE PUBLIC & COMMON USE AREAS

- On accessible route & readily useable by persons with disabilities
- Accessible amenities including, but not limited to: clubhouse, community meeting rooms, parking, lobbies, drinking fountains, swimming pool decks, playgrounds, sales & rental offices, cluster mailbox areas, laundry facilities, health spas, common restrooms & bathing facilities & fitness/ gym facilities
- If there are multiple recreational facilities, not all are required to be accessible; rather a “sufficient number” are acceptable
- Does not require accessible playground equipment or mechanical pool lifts to access water. Only areas surrounding the playground or pool are required to be accessible



3. USEABLE DOORS SUFFICIENTLY WIDE TO ACCOMMODATE A PERSON USING A WHEELCHAIR

- All doors into and within all premises, including closet doors and doors to master bathrooms.
- 32" CLEAR WIDTH minimum
- Maneuvering clearances
- Threshold height
- Hardware
- Opening force



4. ACCESSIBLE ROUTES INTO AND THROUGH EACH DWELLING UNIT

- Sufficiently wide (36"), except as it passes through useable 32" clear doors
- No abrupt changes in level
- Continuous throughout all rooms & connect with primary and all secondary doors
- Multistory dwelling units without elevators are NOT covered
- Multistory dwelling units with elevators ARE covered



5. LIGHT SWITCHES, ELECTRICAL OUTLETS, THERMOSTATS & OTHER ENVIRONMENTAL CONTROLS IN ACCESSIBLE LOCATIONS

- Mounting at 48" maximum and a minimum of 15" above the floor
- No obstructions to interfere with the reach of a person from a wheelchair
- Exceptions: circuit breakers and outlets dedicated to a specific appliance such as a refrigerator, stove or washer & dryer



6. REINFORCEMENTS IN BATHROOM WALLS TO ACCOMMODATE GRAB BAR INSTALLATIONS

- Reinforcement of at least 6" wide by 24" long that is capable of supporting grab bars must be installed behind and beside toilets.
- Similar reinforcements are required for tubs & shower areas.
- Grab bars are NOT required to be installed.



7. USEABLE KITCHENS & BATHROOMS CONFIGURED SO THAT A WHEELCHAIR CAN MANUEVER ABOUT THE SPACE

USEABLE KITCHENS

- Minimum clear floor spaces at fixtures & appliances (30" X 48")
- Minimum clearance between counters (at least 40" between all opposing base cabinets, countertops, appliances & walls)
- Additional specifications when a U-shaped kitchen is planned (60" in diameter turning circle required)



USEABLE BATHROOMS

- An accessible route into the bathroom with a nominal 32" clearance
- Accessible switches, outlets & controls
- Reinforced walls for later installation of grab bars
- Maneuvering space within the bathroom to permit a person using a wheelchair to enter the room, close the door, reopen the door and exit the bathroom
- Maneuvering & clear floor space within the bathroom to permit a person using a wheelchair to approach & use the sink, toilet & bathing fixtures.



A. MOBILITY

1. Does the individual require some type of mobility aid?
Yes _____ No _____ If yes, what type? _____

2. Is the individual able to climb stairs?
Yes _____ No _____ Comments: _____

* What are the main barriers toward reaching this person's goal of independence in their home?

B. ENTRANCE

1. Are there stairs to the entrance? _____
a. How many? _____
b. Total rise from threshold of door to ground level? _____

2. When the door is in the open position, is there a minimum of 32" clear opening measured from the face of the door to the doorstep? _____

3. Is the threshold either beveled or at a maximum height of half inch at accessible entrance? _____

Comments: _____

* Which entrance is the most appropriate into the home?
* Which entrance requires the least amount of modification?



C. RAMPS

1. Is there a ramped walkway or path leading to the home?
2. Is the slope of the ramp at a maximum of 1:12 – one foot vertical to 12 feet horizontal?
3. Is the surface of the ramp of a non-resistant nature?
4. If the rise exceeds 30" is there an intermediate five foot landing or rest area?
5. Is there a level five-foot landing at the top of the ramp?
6. Is there a level six-foot landing at the bottom of the ramp?
7. If the ramp changes direction, is there a minimum five-foot by five-foot landing?
8. Is the deck/ramp flooring tightly constructed?
9. Are there handrails/railings along the deck/ramp?
10. Is the garage door height raised for extended van?

Comments: _____

* If a ramp exists, is it meeting both the consumer's needs and building codes?

* If there is no ramp, what is the most feasible and cost effective design for gaining access into the home?



D. INTERIOR CIRCULATION

1. How many levels and/or floors are in the home? _____
2. How many levels are accessible? _____
3. Are the interior doors and doorways a minimum of 32" wide in the open position? _____
4. Is the door operable by a single effort, lever or loop-style handle? _____
5. Is there an accessible route that has a minimum clearance of 36" in width? _____
6. Is the accessible route free of obstruction? _____
7. Are the accessible features within the building connected to an accessible route? _____

Comments: _____

- * Is there a clear and accessible path throughout the entire home?
- * Is there furniture or carpeting in the way that impedes mobility?



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E. KITCHEN

1. Is there 5' clear turning radius? _____
2. Is there a cut out under the sink?
 - a. Removable cabinet under the sink? _____
 - b. Minimum of 29" knee clearance? _____
 - c. Maximum of 34" countertop height? _____
 - d. Lever handle on sink? _____
3. Is there an accessible workspace? (34" countertop) _____
4. Is there an accessible pantry? (9" min. to 40" - 48" max.) _____
5. Are the range controls on the front or side? (34" maximum height) _____
6. Is the wall oven at a maximum height of 40" - 48"? _____
7. Is there a side-by-side refrigerator? _____
8. Is there a fire extinguisher within reach? _____

Comments: _____

- * Can the individual participate in the kitchen activities to the best of their abilities?
- * Are there creative ways to relocate cookware to maximize the person's abilities? (lazy susan, carts, pull out doors, etc.)



F. BATHROOM

1. At the entry door, does the door in the open position provide a minimum of 32" clear opening? _____
2. Is there a roll-in shower with no threshold? _____
3. Is there a bathtub/shower combination?
 - a. What is the height of the bathtub lip? _____
 - b. Is there a hand held shower? _____
 - c. Is there a bath bench? _____
 - d. Are there grab bars around the tub? _____
4. Is the height of the toilet seat between 17" – 20" above the floor? _____
5. Are there vinyl covered vertical and/or horizontal grab bars around the toilet? _____
6. Is the sink rim or vanity surface at a maximum height of 34" above the floor? _____
7. Is there a minimum of 29" knee clearance from the floor to the bottom of the sink? _____
8. Are the faucets lever operated? _____



F. BATHROOM continued

9. Is the mirror mounted with the bottom 40" or less from the floor? _____
10. Is the storage area for personal articles mounted at a maximum height of 40" – 48" from the floor? _____
11. Is the linen closet mounted at a maximum height of 40" – 48" from the floor? _____
12. Is there a 5-foot clear turning radius? _____

Comments: _____

- * Can the person get in and out of the bathroom independently?
- * Is the person able to use the toilet, sink and bathtub/shower independently (or with minimal assistance)?
- * What causes the most difficulty for the person when using the bathroom on a daily basis?



G. BEDROOM

1. Is the hallway wide enough (46") to negotiate a 90-degree turn? _____
2. At the entry door, does the door in the open position provide a minimum 32" clear opening? _____
3. Is the room large enough for maneuverability?
 - a. 36" clear aisle? _____
 - b. 3' to 5' clear space by bed for transfers? _____
4. Is there a fire exit from bedroom? _____
5. Is there a fire extinguisher within reach? _____
6. Is there an accessible closet?
 - a. Clothes rod/shelf min. height of 9"? _____
 - b. Clothes rod/shelf max. height of 40" – 48"? _____
 - c. Recessed tracking for closet? _____
 - d. Walk-in closet? _____
 - e. Pocket door? _____

Comments: _____

* Is the person able to reach light switches, bed lamps, telephones and remote controls independently?



H. FEATURES TO CONSIDER

1. Obstructions for accessible route
2. Throw rugs removed
3. Light switches, remotes, telephones, TV
4. Living room chairs

I. FUTURE FEATURES TO CONSIDER

1. Pocket doors
2. Kick plates on doors
3. Fuse box lowered/accessible location
4. Thermostat lowered
5. Light switches lowered
6. Electric receptacles raised to 40"
7. Protective wall corner guards
8. Threshold no more than ½"
9. Rocker switches in lights
10. Elevator or platform lift
11. Type of window (slide, crank, other)
12. Heavy vinyl wall coverings in traffic areas
13. Floor coverings, hardwood floors, tile, low pile dense carpeting
14. Toe clearance under sinks, etc.
15. Accessible laundry room
16. Front loading washer/dryer
17. Intercom system
18. Wiring for special equipment, i.e., ventilator



Comments: _____

- *What features are necessary and affordable at this time?
- *What accessible features may be necessary in the future in order to accommodate the person's abilities?

J. GENERAL COMMENTS: _____



WHO IS RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION?

- ☞ Developers
- ☞ Builders
- ☞ Owners
- ☞ Architects
- ☞ All may be held liable if their buildings fail to meet the design requirements of new multi-family housing under the Fair Housing Act.



REASONABLE MODIFICATIONS – INTERIOR

- Landlords have no duty to modify an apartment to make it accessible for a tenant. BUT rental-housing providers must permit reasonable modifications at the tenant's expense.
- Interior modifications include: widening doorways, removing vanities under counters or sinks, lowering kitchen cabinets to a suitable height, installing ramps & grab bars in bathrooms.



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REASONABLE MODIFICATIONS - EXTERIOR

- ☛ Modifications are not limited to the interior of a unit.
- ☛ Tenant can request permission to make modifications to lobbies, main entrances, & other common areas including clubhouses, pools & cluster mailbox alcoves.
- ☛ Landlords have the right to condition their permission for a modification with tenant's agreement to restore the interior (as opposed to the common areas) to the condition that existed prior to modifications, reasonable wear and tear excluded.



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HOW DO I GET A PIECE OF THE ACTION?

MARKETING, MARKETING, MARKETING...

- ☞ Arizona Multihousing Association (AMA) www.azama.org
- ☞ Arizona Department of Housing's Website www.housingaz.com
 - Find An Affordable Apartment
- ☞ ABIL's Monthly Newsletter The Bridge & Website www.abil.org
- ☞ Disability Related Organizations' Newsletters & Websites
- ☞ Apartment Finders



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