



Proposal to Establish Required and Optional Universal Design Features in all New Construction Multi-Family Units

This proposal was developed to enhance Florida Housing’s ability to meet the housing needs of households with members who are frail, physically disabled or experience decreased levels of functioning at any time over their lives.

- **Required:** Visitability and other minimal Universal Design (UD) features in all units;
 - Estimated cost impact for 2 bedroom/2 bath unit - \$500;
 - Provide funding to support the inclusion of required features of \$500 per unit; and
- **Optional (for points):** Additional UD features in 20% of a development’s units for additional points;
 - Estimated cost impact for 2 bedroom/2 bath unit - \$750;
 - Estimated cost impact for providing, on an as needed basis, wired smoke alarms with visual features for hearing impaired persons – \$350 (2 bedroom/2 bath unit).

In order to receive extra points, Applicants will commit to incorporate the set list of UD features established by Florida Housing. Applicants will not be able to choose individual items from the list.

Purpose of Required/Optional Visitability and Minimal UD Features

Visitability provides specific UD features that allow mobility impaired or wheelchair-bound persons to safely and easily enter a dwelling unit, access and use one bathroom and visit the common spaces of the dwelling unit. Visitability/UD requirements would pertain to units in which at least one of the exterior entrances is accessible to mobility impaired persons, generally on the first level of a building or those accessed via an elevator. The optional UD features address challenges faced by persons with limited physical functioning related to a dwelling units’ access, design of space, lighting, flooring, storage and fixtures.

Current Accessibility Requirements

Florida Housing-funded developments must adhere to federal and state new construction requirements regarding accessibility. Federal Fair Housing Act accessibility requirements cover entrances, common and public use areas (such as rental offices, clubhouses, laundry areas, mail rooms and mail boxes), routes into and through dwelling units, environmental controls (such as lighting and thermostats), reinforcements for bathroom grab bars and usable kitchens and bathrooms.

In addition, Florida Housing-funded developments must meet the federal Section 504 law. This law requires five percent of a development’s residential units to be fully accessible by a handicapped person and another two percent must meet the 504 standards established for persons who are visually and/or

hearing impaired. Florida Housing's proposal requires that the optional features be in addition to the five percent/two percent federal requirements.

Florida Housing requires a significant number of UD features in newly constructed or substantially rehabbed Elderly developments. This proposal will create units that will benefit all household members, especially those with physical disabilities and limited physical capacity, to ambulate and/or perform activities of daily living.

2011 UAC Required Visitability and Universal Design Features for All Units in New Construction Developments
Doors
At least one unit entrance with a 36-inch wide exterior door (Primary entrance Door)
32" minimum clear door openings for all interior doorways.
Threshold with less than a 1/2-inch rise.
Entrance door must have two peepholes, one at standing eye level and one at seated eye level, not more than 43" from bottom of door.
Lever-action handles on all exterior and interior doors.
General Interior
All hallways at least 36" wide.
Clear floor space of 18" minimum beside door to provide space to move out of the way of the door's swing when pulling it open.
Flush thresholds at all interior doorways.
Carpeting and/or non-skid flooring all living areas, including entrance foyer. Carpeting shall be low pile or tight-napped and tile, hardwood, or laminate flooring shall be non-skid and non-glossy.
Bathroom and Kitchen
There shall be at least one bathroom on an accessible level of the unit that allows maneuvering space to permit a person using a mobility device, including a wheelchair to enter the room, close and reopen the door and exit, approach the toilet seat, and make a safe transfer onto the toilet.
Reinforced walls for future installation of horizontal grab bars around toilets, tub/shower units, and showers.
Removable shower head in all tub/shower units and showers.
Lever-handles on all faucets. All faucets must have anti-scald feature. Kitchen faucet must have removable spout or separate sprayer with at least a 9" hose.
Utility Features
Mid-point on light, fan switch plates and thermostats should be not more than 48" above finished floor level.
Toggle-type or rocker style switches for lights and fans.
Mid-point on electrical outlets, phone jacks, and data ports should be located no less than 18" above finished floor level with exception of those electrical outlets, phone jacks and data points around cabinetry and electrical outlets for major appliances such as stoves, refrigerators, washers and dryers.
There shall be at least two four-plex electrical outlets in all bedrooms for electrical equipment such as computers, printers, radios and medical/personal care equipment.
Wired door bell accessible to a seated person at the entrance of unit (not more than 48" from floor of primary entry door).
Lighting inside and outside of entrance door.

All living spaces shall be equipped with overhead lighting.

List of Universal Design Optional Features (Maximum <u>X</u> Points)
Note: To be eligible for points, all items on this list must be included in at least 20 Percent of Units in New Construction Developments. Applicants will not be allowed to choose individual items. The features on this list are in addition to the Required Universal Design and Visibility Features.
General Interior
Hallways shall be at least 42" wide
Turning space in living areas and bedrooms of at least 5' diameter
Bathroom and Kitchen
At least one accessible bathroom with a 30"X 48" clear floor space at each bathroom fixture so a person using a wheelchair and other mobility device can get close enough to use the fixtures
Wall-mounted sink in the accessible bathroom with knee clearance of at least 27"; may include a removable base cabinet
Horizontal grab bars in place around each tub and/or shower, the installation of which meets or exceeds the Universal Federal Accessibility Standards
Height of toilet in the accessible bathroom toilet must be 17" to 19"
Minimum 30"x48" approach to front of all kitchen appliances (T-turn is minimal, 5' turning circle is preferred)
Stretches of continual kitchen countertop, especially between refrigerator, sink, and stove top
Wall-mounted sink in the kitchen with knee clearance of at least 27" with plumbing on rear wall; may include a removable base cabinet
In at least one of the kitchen's bottom or base cabinets there must be a large drawer that has full extension guides.
All cabinet drawer and door handles in kitchen and bathroom must be loop or D-Shaped type
Utility Features
Hard-wired smoke alarms, with battery back-up, that have a visual warning feature for hearing impaired persons *

* NOTE: Florida Residential Code requires that smoke alarms be installed in each sleeping room and outside each separate sleeping area in the immediate vicinity of the bedrooms and shall be interconnected. In new construction, the required smoke alarms shall receive their primary power from the building wiring when such wiring is served from a commercial source, and when primary power is interrupted, shall receive power from a battery. The visual alarms can simply replace the standard wired smoke alarm, and could be available simply on request by a hearing impaired tenant, keeping down the cost of requiring these alarms in each unit. Therefore, it is doubtful that additional costs in wired visual alarms would be incurred for 20% of units in a property, because it is unlikely that all 20% of the units would be inhabited by hearing impaired tenants at one time.