



accessiblehomes  
FOUNDATION

Promoting the development of accessible homes

Dear Home Builder,

We encourage all home builders to offer Universal Design homes for the public, according to the criteria of the Accessible Homes Foundation (AHF). We ask home builders who have (or will modify) home plans that meet or exceed these criteria to list on our website. If there is any additional cost to having a home built to the AHF Design Criteria, we ask home builders to state that cost up front when advertising to the public.

A roll-in shower is the most needed custom feature for a home that already meets the AHF Design Criteria. We ask builders to make public the costs and methods of designing a roll-in shower. If you offer a home with this feature, please post this information on the AHF website and/or your own website with promotional material.

We have seen roll-in showers built to 3 standards, and the buying public needs to know what method you use and what is the difference in the cost of each method.

1. Entire bathroom floor sloped toward the drain in the shower. **Most preferred method.**
2. Bathroom floor level, with floor inside shower sloped towards drain.
3. Entire floor level, shower floor above bathroom floor with a "lip". To improve accessibility, install a ramp to the shower "lip". **Least preferred method.**

We look forward to hearing from you.

### *AHF's Design Criteria*

1. All homes listed as **accessible** with the AHF will meet or exceed these listed requirements (which have been taken from the [\*Design Requirements of the Fair Housing Accessible Guidelines\*](#)):
  - A. At least one no-step entry with a slope no greater than 1 in 12. Door threshold ½" high maximum, or ¾" high with bevels no steeper than 1 in 2. All doors on main level will have a minimum 32" **clear opening**, preferably 36" doors with a 34" **clear opening**.
  - B. Halls at least 36" wide.
  - C. All controls, switches and electrical outlets to be a maximum of 48" and minimum of 15" above the floor. Above counters, switches should be 44" above the floor. A 30"x48" clear floor space should be provided for forward or parallel approach at each control.
  - D. All bathrooms on the main floor will have reinforced walls to allow future installation of grab bars. Bathrooms will have a 30"x48" clear floor space by each fixture. Spaces can overlap each other, except spaces cannot overlap door swing. Showers will be a minimum of 36"x36". Toilet will be a minimum of 18" from centerline to one sidewall or fixture and 15" from centerline to other side.
  - E. Kitchens will provide a 30"x48" clear floor space by each appliance or fixture. The minimum clearance between opposing base cabinets is 40". The minimum clearance for a U-shaped kitchen is 60" between base cabinets.
2. Any home will be considered "fully accessible" that meets or exceeds these standards and has at least one bedroom on the main floor (or elevator/lift to the floor with bedrooms). A home will be considered "visitable" if it meets the standards for the doors, halls, and at least one bathroom on the entry level.
3. A builder must have at least one home plan or be willing and able to modify a current plan that meets or exceeds these standards to be listed with AHF.
4. Any builder, developer or community that is 100% "visitable" **AND** at least 30% "fully accessible" will be a **GOLD STAR** member of the Accessible Homes Foundation.