

People who are mobility impaired need a home that is Barrier-Free and that maximizes the use of their abilities. Removing obstacles and restrictions allows consumers to control their environment and participate fully in domestic activities.

### **Select a location that easily connects the person using a walker or a wheelchair to the larger community.**

- Offers meaningful employment, social, and recreational opportunities.
- Has needed services such as accessible, available, and affordable, public transportation.
- Near parks, shops, and civic amenities such as libraries, recreation centers, and churches. Has public sidewalks with curb cuts and crosswalks.
- Provides adequate space and favorable conditions for loading and unloading to vehicle and access by emergency services.
- Not on hilly terrain or near environmental hazards.

### **Provide extra room to maneuver and sufficient accessible storage space for wheelchairs.**

- Transition areas should be level and generous: entries require extra space for easy negotiation, doorways need to be wide, and space near closets, fixtures and appliances needs to be generous.
- Bedrooms and bathrooms need extra space for transfer.
- Living rooms need extra space for wheelchairs.

### **Provide wide, straight, gentle sloping or level paths for easy negotiation in a wheelchair**

- Minimize the number of actions needed to negotiate the home. For example, doors and hardware should be easy to operate in both directions.
- Keep the path shape simple and straight whenever possible.
- Accommodate turning radii at inside and outside corners.

### **Account for the abilities, perspective and limitations of the person using a wheelchair.**

- Design for a lower line of sight, including lower windows, mirrors switches, and interior design elements.
- Design for the reaching capability, e.g., position washer and dryers, ovens and microwaves, closets and storage, switches, grab bars, and towel bars at the most useful height.
- Provide clearance under kitchen sink and range.
- Maximize lower storage and access to cabinets.

### **Eliminate uneven surfaces and projections that obstruct movement.**

- Minimize floor transitions at thresholds where floor material changes or where slope or elevation changes.
- Choose low friction floor materials and gradually accomplish needed level changes.

- Maximize open floor space with built-in furniture such as entertainment centers and dressers.
- Infill the inside corners of sidewalks at turns.

**Protect vulnerable areas so that residents can move around without damaging the home. Surfaces will get scraped, punctured, dented and damaged by wheelchair use if not protected.**

- Protect everything at the level of the footrest and axle on a wheelchair.
- Select vertical surfaces that are wear resistant yet attractive, such as wood wainscoting, fiberglass reinforced plastic, clear kick plates, urethane or epoxy paints.
- Provide metal door frames and protect lower jambs and all outside corners with corner guards.
- Provide “walk-off” mats flush with surface at bathrooms and outside entries to help clean and dry wheels.

**Provide physical assistance to protect supports and consumers from potential injury.**

- Provide enough space, light and heat for the person’s assistant.
- Invest in and use lifting equipment before someone is injured.
- Provide appropriate clearances and paths for the safe use of equipment.
- Provide storage with easy access to encourage the use of equipment.

**Prepare physical infrastructure to incorporate technology to make life better for resident and staff members.**

- Wire the home to anticipate use of improved computer technology.

**DESCRIPTION**

This is a single family home, ground floor apartment or condominium that supports individuals who use wheelchairs or other conveyances in their daily lives. Generally three or four people will live here. Individuals may have Cerebral Palsy, Spina Bifida, or Multiple Sclerosis and will require some assistance. Some individuals will need to be pushed and require assistance to transfer. Individuals who use power chairs will need them stored and charged. The bathroom has a therapeutic tub, roll-in shower, specialized grab bars and provisions for lifting equipment and personal assistants. The home is spacious to allow moving and turning. Access and egress is simple and easy, especially in an emergency. Its layout and features make it possible for individuals to use the kitchen, laundry and other areas of the home and to make best use of their abilities.

The challenge here is to make a home that residents can navigate and use fully, even as their abilities or health diminishes as they age.

**SITE SELECTION**

see Site Selection Criteria, see page 1.15

- Rural location not advised
- Corner lots are desirable

**SITE PRIORITIES**

- Neighborhood safety (safe sidewalks and intersections)
- Transportation (accessible, convenient)
- Pedestrian friendliness (not on a hill, there are sidewalks with curb cuts)
- Employment and social opportunities (near places that are wheelchair friendly)
- Neighborhood impact (because of the group nature)
- Personal safety
- Personal security

**SPECIAL CONDITIONS**

see Barrier-Free Building Program, page 5.1

- Meets general standards for housing.
- Special conditions are to be determined through person-centered planning.
- Residential sprinkler systems that increase the safety for residents.
- Therapeutic tub, roll-in shower, floor drain, non-skid tile, grab bars, wall-hung toilet.
- Accommodation for lifts and proper storage of equipment.
- Wide doors and hallways, adequate room to maneuver.
- Wall and corner protection.
- Smooth transitions.
- Counters, appliances, windows, hardware and storage at the right height.

**REFERENCES**

- Caroline Street House, page 5.4
- Dover Street House, page 5.6
- Casimir Street House, page 5.8
- Dean Ave. (Courtyard House), page 2.8

**ROOM SCHEDULE**

<b>Barrier Free Shared Dwelling</b>		<b>Three Residents</b>	<b>Four Residents</b>
Entry		35	45
Living Room		300	350
Sitting Room		80	180
Kitchen		140	180
Pantry		20	30
Dining		140	168
Bedrooms	150 each	450	600
Super Bath		108	108
2nd Resident Bath		80	80
Guest Bath		35	35
Utility/Laundry		120	120
Staff Office or Alcove		100	120
Storage Room or Closets		80	120
<b>Net Square Feet</b>		<b>1,688</b>	<b>2,136</b>
Walls & Circulation	25 %	422	534
<b>Total Square Feet</b>		<b>2,110</b>	<b>2,670</b>
Garage		400	400

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