

The Inclusive Design Standards were developed with new multifamily housing in mind, but they can also inform and enhance other types of projects. Even in rehabilitation projects where the site or building layout remains unchanged, many inclusive design elements can still be incorporated. Below are some examples specific to dwelling units to make them more disability-forward:

## General

- **Flooring Materials:** Use hard surfaces rather than carpet
  - easier to clean, harbors fewer allergens, more durable
- **Pocket Doors:** Use pocket doors when space is limited
  - gives more space to a room, makes it easier to furnish smaller spaces
- **Dwelling Unit Closets:** provide accessible closet storage
  - doors provide a 32" clear opening for entry; shelves/rods are adjustable to support reach needs
- **Door Viewers:** Provide high and low, wide-angle viewers in every unit entry door
  - viewers at 42 inches and 56 inches high benefit many people, including children, wheelchair riders, and shorter adults
- **Hallway Width:** Hallways are a minimum of 42 inches wide
  - easier turns through doors off hallways; avoids damage to walls and doors from mobility devices

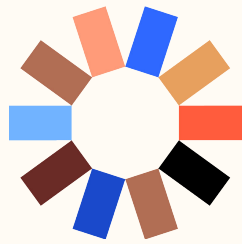


## Bathrooms

- **Flooring Safety:** Use textured, non-slip flooring
  - safeguards anyone with wet feet getting out of the tub/shower
- **Handheld Shower Unit:** Specify a broadly usable and functional handheld shower head
  - easier for someone who is seated to clean themselves; easier to clean the shower/tub
- **Shower Curtains:** Use curved shower curtain rods at tubs and straight rods at roll-in showers
  - curved rods provide more space in tub/shower combos, but still keep the water in the tub
  - straight rods are needed at showers in order to drip into the shower rather than onto the bathroom floor
- **Grab Bars:** Include grab bar backing for toilet, tub, and shower in all bathrooms
  - use 2x10 backing material to provide flexibility in installation heights; use decorative grab bars to avoid an institutional feel

## Kitchens

- **Kitchen and Bathroom Faucets:** Use a single lever to control temperature and water flow
  - levers are easier to use for people with less dexterity
- **Dishwasher Location:** If a dishwasher is provided, position it for easier use and avoid obstructing traffic when open
  - place next to a sink so it's easier to transfer dishes from the sink to the dishwasher; avoid corner placement so it's easier to put dishes away when the dishwasher door is open
- **Cabinet Usability:** Provide more usable cabinets and hardware
  - mount upper cabinets so the bottom shelf is 46 inches maximum above the finished floor; C-shaped handles are easier to use for people with limited dexterity
- **Base Cabinets:** Provide drawers or roll-out shelves in 50-75% of base cabinets
  - provides more usable storage space that is easier to reach for someone who cannot stoop down to reach the back of base cabinets



## The Kelsey



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**Inclusive Design Standards**  
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## Kitchens (cont'd)

- **Countertops:** Install solid surface countertops, fixed at 34 inches high
  - this height is better for someone seated in a wheelchair; solid surface countertops are more durable than plastic laminate
- **Kitchen Shelving:** Provide an additional shelf at the backsplash, maximum 8 inches deep and maximum 46 inches high at the top
  - creates additional reachable storage; use selectively to maintain counter space for kitchen appliances like toasters, microwaves, and coffee makers
- **Plumbing - Sink Faucet:** Include a pull-out faucet
  - provides more flexible cleaning for people with limited reach at the sink
- **Refrigerator Location:** Locate the refrigerator so the door can swing open 180 degrees
  - a refrigerator door that only opens 90 degrees can impede access, especially for someone in a mobility device; 180 degree swing makes it easier to pull shelves out for cleaning