EXHIBIT “D” UNIVERSAL DESIGN REQUIREMENTS
MHDC requirements for Universal Design of housing for the elderly and single family dwellings.

1. Equitable Use
   a. Flat landing surfaces leading to doorways
   b. Lever action door hardware
   c. Lever action plumbing fixtures controls
   d. No thresholds and/or change of walking surface greater than ½ inch

2. Flexibility in Use
   a. Blocking in bathroom walls to accept grab rails
   b. Blocking in or behind shower/tub enclosures to accept grab rails
   c. Door assemblies and cabinet door assemblies that will accept lever or knob hardware without alteration or replacement

3. Simple and Intuitive
   a. Buttons on control panels that can be distinguished by touch

4. Perceptible Information
   a. Signage with large contrasting print in addition to generally recognized icons
   b. Contrasting colors between wiring devices [receptacles and light switches] and surrounding surfaces
   c. Contrasting colors between steps and landings
   d. Contrasting colors between different floor coverings
   e. Contrasting colors between countertops and flooring
   f. Contrasting colors between plumbing fixtures and flooring/countertops

5. Tolerance for Error
   a. Light switches with large flat pads
   b. Non-slip walking surfaces

6. Low Physical Effort
   a. Self-closing fire rated doors must be on lowest setting while complying with the enforced building code.
   b. No interior ramps

7. Size and space for approach and use
   a. 36 inch wide doors
   b. Goal: 5 feet clear turning circle in kitchen
   c. Goal: 5 feet clear turning circle in bathroom
   d. 42 inch wide residential unit and common hallways

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