

## **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

Effective 03/03/2015