

Kitchen

- At least a 48 x 60-inch clear space in front of a stove at the base of a U-shaped kitchen.
- At least a 30 x 48-inch clear space in front of the sink (counting open access underneath, if available) and kitchen appliances.
- At least one 18-inch wide breadboard and/or at least 18 inches in counter space at a 34-inch height, or any combination thereof, at the option of the purchaser.
- Sink controls shall be operable with one hand, with no tight grasping, pinching or twisting of the wrist.
- Removable base cabinets directly under the kitchen sink counter area in order to provide clearance for wheelchairs.

Bedroom

- At least one bedroom on the accessible route of travel described below under "Interior Routes."
- A closet shall have at least a 32-inch net opening and adjustable closet rods and shelving.

General

- Rocker light switches and controls installed pursuant to either of the following:
 - a. In all rooms required to be accessible and on the accessible route.

- b. Throughout the balance of the residential dwelling unit.
- Electrical outlets, light switches and environmental controls shall be provided within standard reach range (15 inches minimum to 48 inches maximum above the floor).

For More Information Contact:

Community Development Director
City of Clayton
6000 Heritage Trail
Clayton, CA 94517
(925) 673-7343

Additional Resources:

- *Institute for Human Centered Design:*
www.humancentereddesign.org
- *Center for Universal Design:*
<https://www.ncsu.edu/ncsu/design/cud/>
- *Universal Design Institute:*
<http://www.udinstitute.org/index.php>
- *California Department of Housing and Community Development:*
<http://www.hcd.ca.gov/building-standards/state-housing-law/universal-design.shtml>



Universal Design Brochure

City of Clayton Community Development Department

What is Universal Design?

Universal Design can be defined as the design of products and the built environment to be aesthetic and usable to the greatest extent possible by everyone, regardless of their age, ability, or status in life.

Purpose of this brochure: The City of Clayton's new Universal Design Ordinance, effective June 2013, requires builders to offer certain accessibility features to buyers of new homes as an upgrade option prior to sale. This ordinance gives homebuyers the option of purchasing homes that are visitable, usable and safe for all persons. This brochure lists universal design features as options available for specified new homes. The costs for the universal design options selected by a homebuyer will be the responsibility of the buyer. The design features presented in this brochure may be of useful consideration for all individuals contemplating residential construction work.

Universal Design Options

Accessible Route and Primary Entry

- Provide a route that has no steps, a surface that is firm, stable, and slip resistant, and has a minimum width of 36 inches from the point of arrival to the primary entrance.
- Primary entry door with minimum 32-inch net clear opening, measured with the door positioned at 90 degrees from closed position.
- Second exterior door with a 32-inch net clear opening.

- Eyeholes in the primary accessible entry door shall be as follows: one at standard height and a second one that is between 42-44 inches from the finished floor.
- At the primary accessible entry door, provide a doorbell that is between 42-48 inches from the finished floor.
- The floor or landing on each side of an exit door shall be level, and shall not be more than ½-inch lower than the top of the threshold of the doorway.

Interior Routes

- An accessible route connected to the primary entry with a minimum width of 42 inches. A 39-inch hallway width may be provided when all doors leading to any bathroom, powder room, common use room, or kitchen, if on the primary entry level, that must be accessible have a minimum clear door opening of 34 inches, and a 36-inch hallway width may be provided when all doors leading to any bathroom, powder room, common use room, or kitchen on the primary entry level that must be accessible have a minimum clear door opening of 36 inches.
- Abrupt changes in level along any accessible route shall not exceed ½-inch. When changes do occur, they shall be beveled with a slope no greater than 1:2 (50%).
- Stairs shall not be part of an accessible route.
- Stairs along or adjacent to accessible routes shall have slip-resistant

surfaces, and handrails on both sides that are 34-38 inches above the nosing of the treads.

Bathrooms

- At least one bathroom or powder room shall be provided on the primary entry level.
- Where the door swings into the bathroom or powder room, a clear maneuvering space shall be provided outside the swing of at least 30 x 48 inches within the room.
- Accessible bathtub or shower meeting the requirements of ANSI A117.1 (i.e., current version of Standard on Accessible and Usable Buildings and Facilities).
- At least one sink or basin 34 inches high maximum to the top of the rim with a 30 x 48-inch minimum clear space.
- Cabinets under lavatories are acceptable provided the bathroom has space to allow a parallel approach and the lavatory cabinets are designed with adaptable knee and toe space.
- A toilet with 17-19 inch maximum height, measured to the top of 2-inch high maximum toilet seat.
- Reinforcement around the tub and/or shower, and toilet for concurrent or future installation of grab bars.
- Faucets and handles not requiring tight grasping, pinching, or twisting of the wrist.