



A Visitable home is one built for the open market, not specifically for people with disabilities, with three specific access features.



The essential access features of a Visitable home include:

1. One zero step entrance on an accessible route—at the front, back, side, or through the garage.



2. All main floor interior passage doors with 32 inches clear passage space.



3. A half or full main floor bathroom with basic maneuvering space.



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Visit-ability

Basic Access in Every New Home Built for the Open Market

Square Footage

Adding square footage to the home is not necessary as a solution— even in very small houses. In a minority of cases, a few inches of space need to be shaved from an adjacent room or a more open plan chosen.

Most stock house plans showing narrow doors already have ample wall space for the builder simply to write in a wider door specification, without re-drawing plans.

Moisture Protection

Moisture protection for zero-step entrances in homes can be accomplished by applying normal waterproofing procedures. Just as for commercial buildings, the combination of a good-quality door seal, a sloping porch floor and an overhang above the door has proven to provide long-term, reliable moisture protection at residential zero-step entrances. Thousands of VISIBLE homes throughout all climates have confirmed this in practice.

Bathrooms

If bathroom size does not permit a 5-foot turning circle, a 48" x 30" rectangle of open floor space adjacent to each fixture can provide maneuvering room. In a small half-bath, the door can be hinged to swing out to facilitate a wheelchair- or walker-user closing the door when inside the room, or a pocket door can be installed.

Why should basic access be built in virtually every new home?

1. Low Cost

When planned-in-advance, basic access typically costs from \$100 for new homes on a concrete slab to \$500 for homes with basements. Retrofitting an existing house is usually expensive, may be hard to coordinate during a health crisis, and often is awkward looking.

NEW HOME



RETROFITTED HOME



2. Aging in Place

Visible homes allow a person to age at home instead of an institution.



3. Convenience

Basic access benefits people with disabilities as well as non-disabled people. A step-free entrance and ample interior door widths are convenient for all.



Well-planned access in new homes is integrated into the design and landscape, and is an attractive asset.

The University of
Montana

Visitability means people with mobility limitations are not isolated by architecture.

 **Visitability**

<http://mtdh.ruralinstitute.umt.edu>

www.concretechange.org