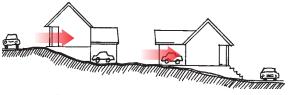
## From the Beginning

When planned from the beginning of the design and construction process, a zero-step entrance works on steep lots as well as flat lots.



#### No matter the term...

Constructing a zero-step entrance, wide interior doors and a usable bathroom in "regular" homes for the open market is an innovation whose time has come.

# Building on Experience

- In1989, an Atlanta affiliate of Habitat for Humanity began making every one of its new homes visitable. More than 800 visitable Atlanta Habitat houses have been built.
- In 1992, the Atlanta ordinance was passed. It was the first in the world to mandate a zero step entrance on certain private, single-family homes.
- In 1998, advocates in Austin, TX and other locals began replicating the Atlanta ordinance. There are now more than 3,000 visitable houses in Austin.

## First ordinances mandating visitability in EVERY new house:

- 2002 –Pima County, AZ: More than 15,000 visitable houses.
- 2003 Bolingbrook, IL: More than 3,600 visitable houses, all with basements.
- 2007 Tucson, AZ: Every new house beginning January 08.

For more information on Visitability, please visit:

Concrete Change

www.concretechange.org



# Living well under the Big Sky... Disability & Health PROGRAM

A partnership of the Montana Department of Public Health and Human Services and The University of Montana Rural Institute on Disabilities

http://mtdh.ruralinstitute.umt.edu



#### **RTC: Rural**

The University of Montana Rural Institute A Center for Excellence in Disability, Education, Research and Service 52 Corbin Hall, Missoula, MT 59812-7056 (888)268-2743 or (406) 243-4956 (406) 243-4200 TTY matraci@ruralinstitute.umt.edu

The University of **Montana** 



Basic Access in Every New Home Built for the Open Market

Building Today's Homes for Montana's Future

A Visitable home is 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.
- All main floor interior passage doors with 32 inches clear passage space.





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

# **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 Visitable 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.

VEW HOME



RETROFITTED HOME



# 2. Aging in Place Visitable homes allow a person to age in their 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.

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