

Designing and Building Age Friendly Homes

Live Info Session

July 15, 2021

RL Mace Universal Design Institute



Age Friendly Oxford



Oxford Seniors, Inc.

*Miami University Scripps
Gerontology Center*



Problems

- Many older adults are living in homes that have or will cease to be places where they can live safely and independently.
- No planning
- New construction options are limited.
- Advance remodeling is infrequent







Today's Topics

- Age Friendly homes
- Entries, bathrooms, kitchens, internal stairs, floor surfaces, storage, lighting
- Marketing
- Resources

Household Goals

- Maintaining our meaningful activities
- Engagement with family and community life
- Safety and Inter-dependence

Poll Question #1

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Participant Goals

- Increase awareness of issues/options
- Do a better job
- Increase market share

Housing Types/Features

- Accessible Homes
- Visitable Homes
- Universal Homes
- Age Friendly Homes

Target Areas

- Entrance
- Interior circulation
- Bedroom
- Bathroom
- Kitchen
- Laundry
- Storage
- Controls
- Lighting

Poll Question #2

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Accessible Homes

- Fully accessible
- Home maker who uses a wheelchair
- Custom features
- No broad marketability

Target Areas

- Entrance
- Interior circulation
- Bedroom
- Bathroom
- Kitchen
- Laundry
- Storage
- Controls
- Lighting

Typical Ramp



Jon Sanford, RERC on Work Place Accommodations
Atlanta, GA









Rolling Carts



Custom





Curbless Showers



Nicer Bars



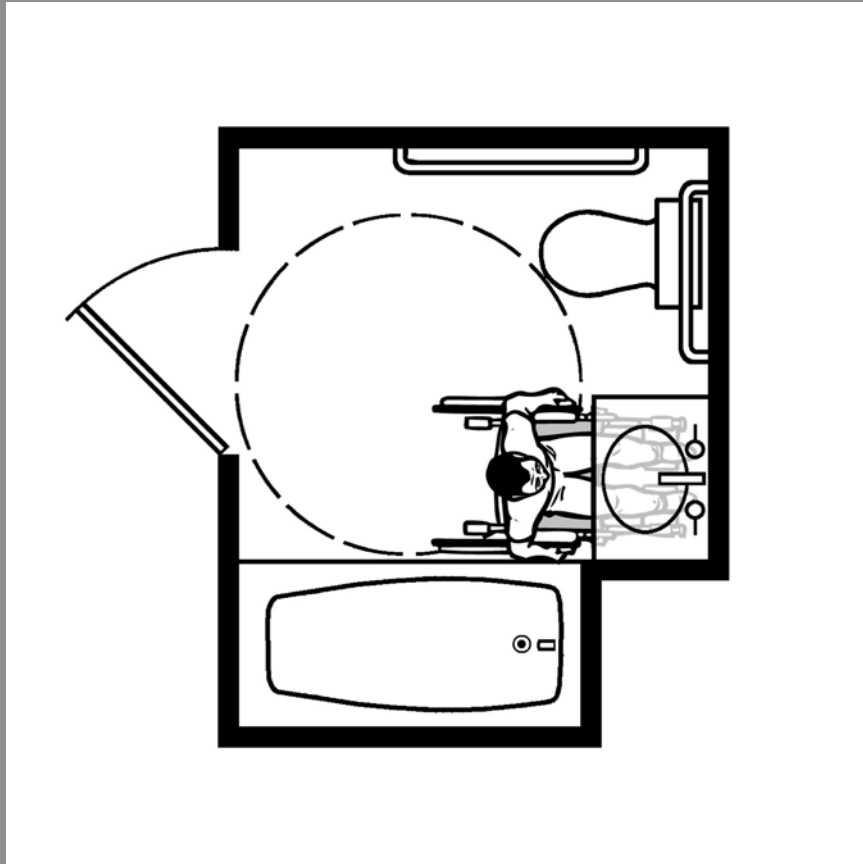
Visitable Homes

- Step-free entrance
- All main floor interior passage doors with 32 inches *clear passage space*.
- At least a half bathroom on the main floor, with some maneuvering space (at toilet).
- No mandate for broad marketability
- Mainly visitors

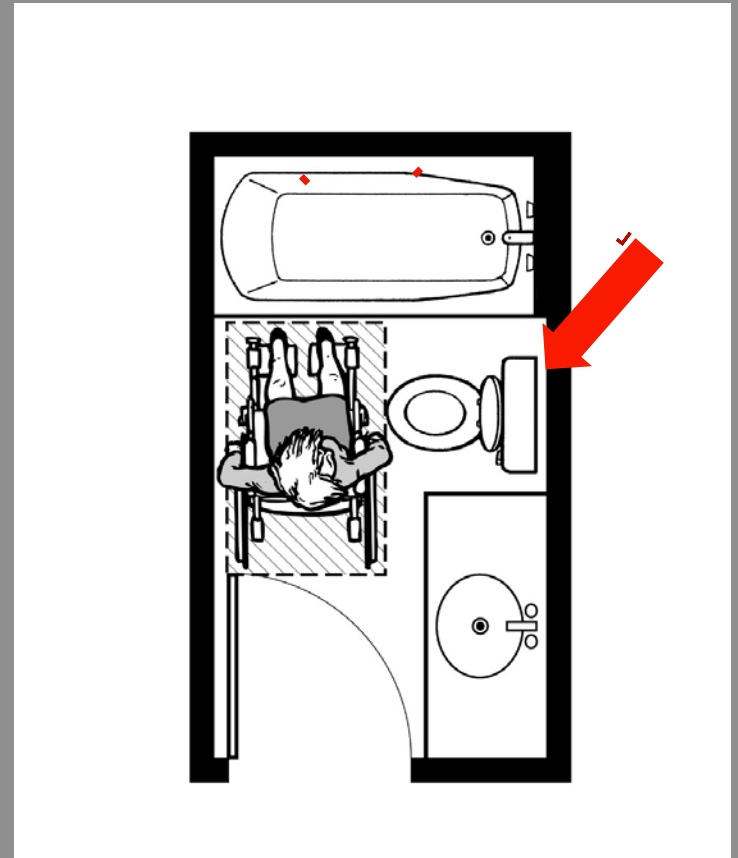
Target Areas

- Entrance
- Interior circulation
- ~~Bedroom~~
- Bathroom
- ~~Kitchen~~
- ~~Laundry~~
- ~~Storage~~
- ~~Controls~~
- ~~Lighting~~

Comparison



Accessible Bathroom



Visitable Bathroom

Universal Homes

- High Function
- Highly Marketable – looks good/works well
- For everyone (not fully accessible)
- Low cost customizations
- Livability

Target Areas

- Entrance
- Interior circulation
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Universal Design Features

- Step free entrance – no ramp
- Key Function areas
 - Usable bathroom – can be adaptable
 - Bedroom – can be adaptable room
 - Laundry – can include rough-in
 - Kitchen – work surfaces, reachable storage
- Hallway and doorways



Covered Entrance



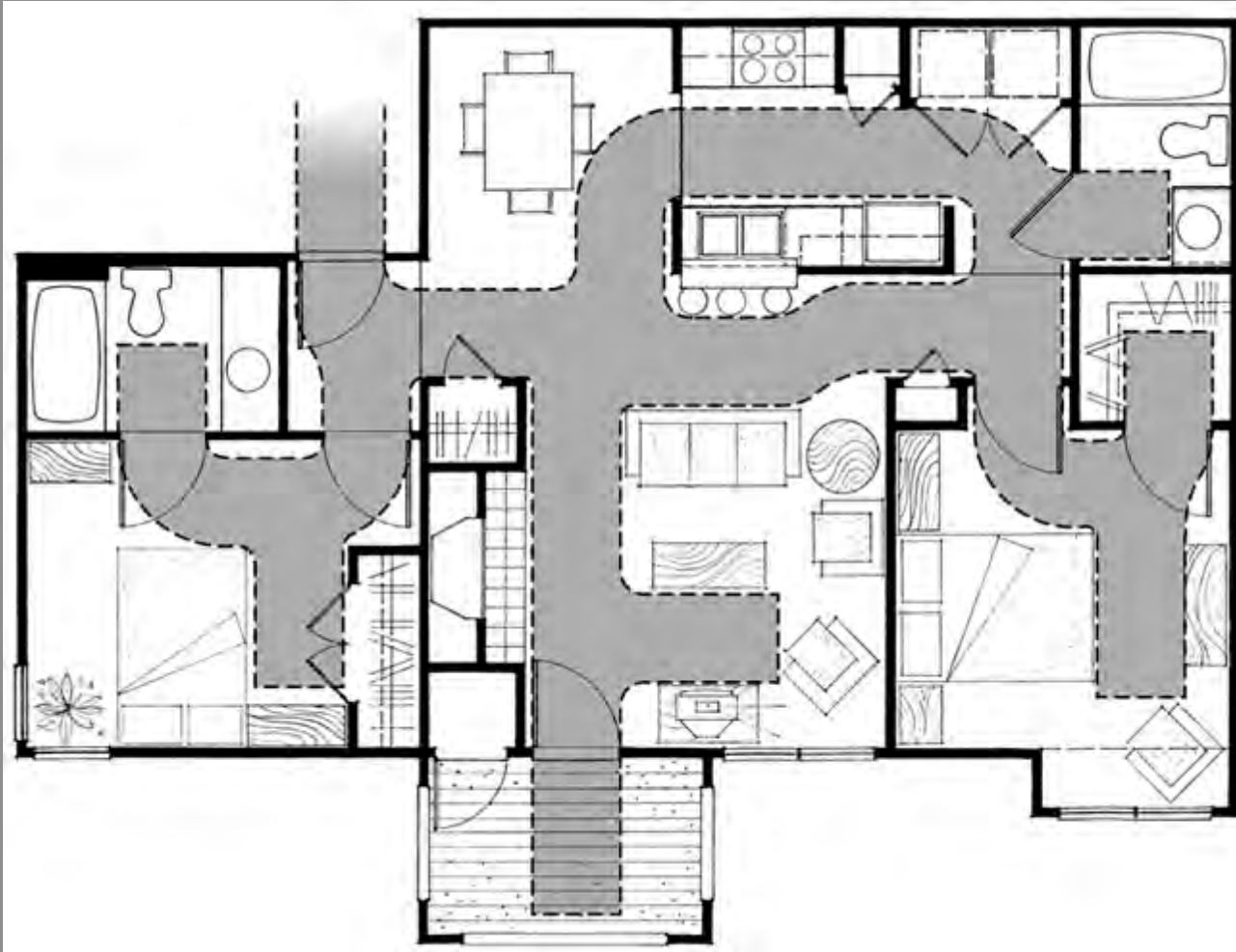
Louis Tenenbaum



Closed Risers



Circulation



Storage at all reach ranges



Pantry Style Storage





Control Reach



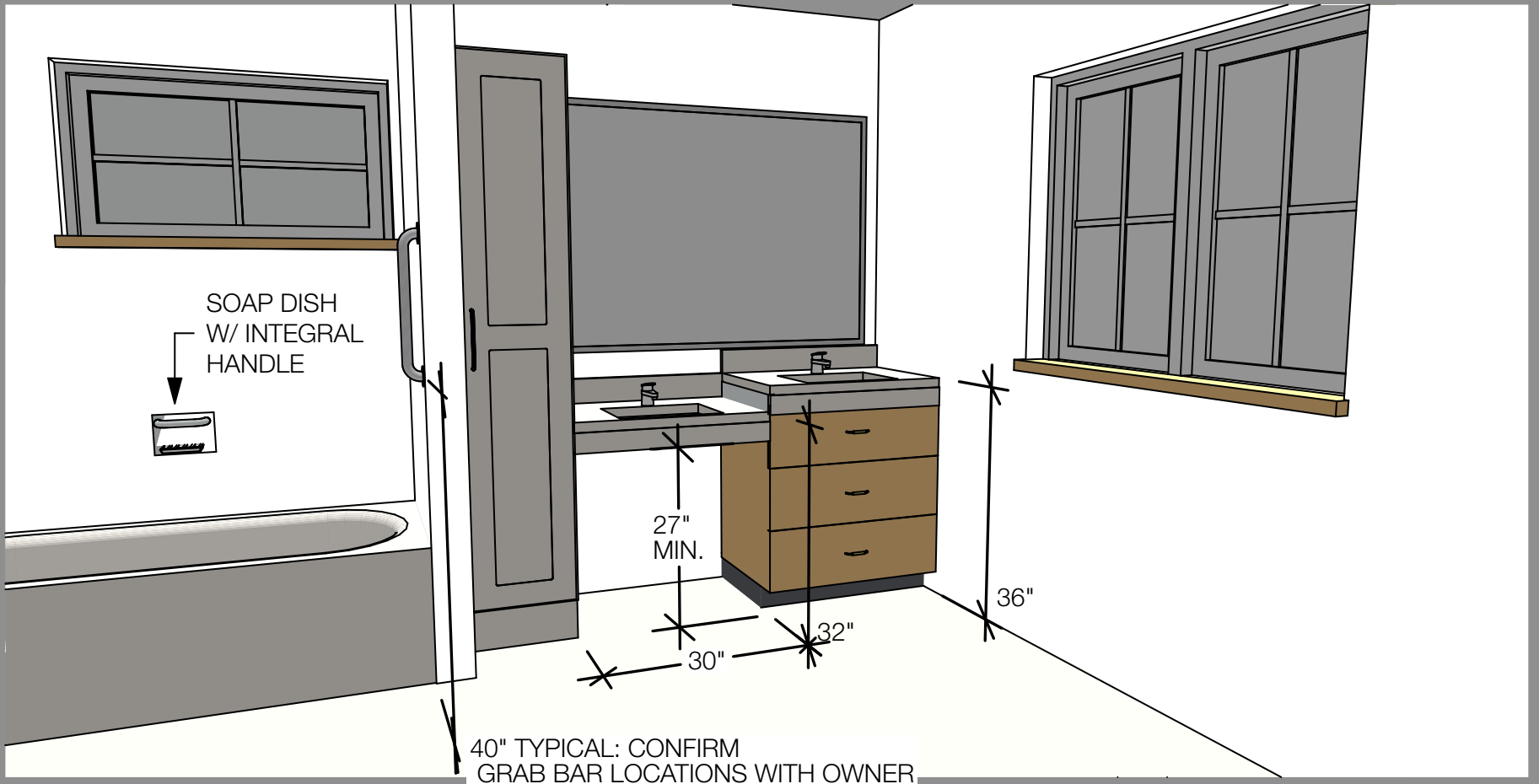
Offset
mix
valve

Integrated Towel Bar/Hand Hold



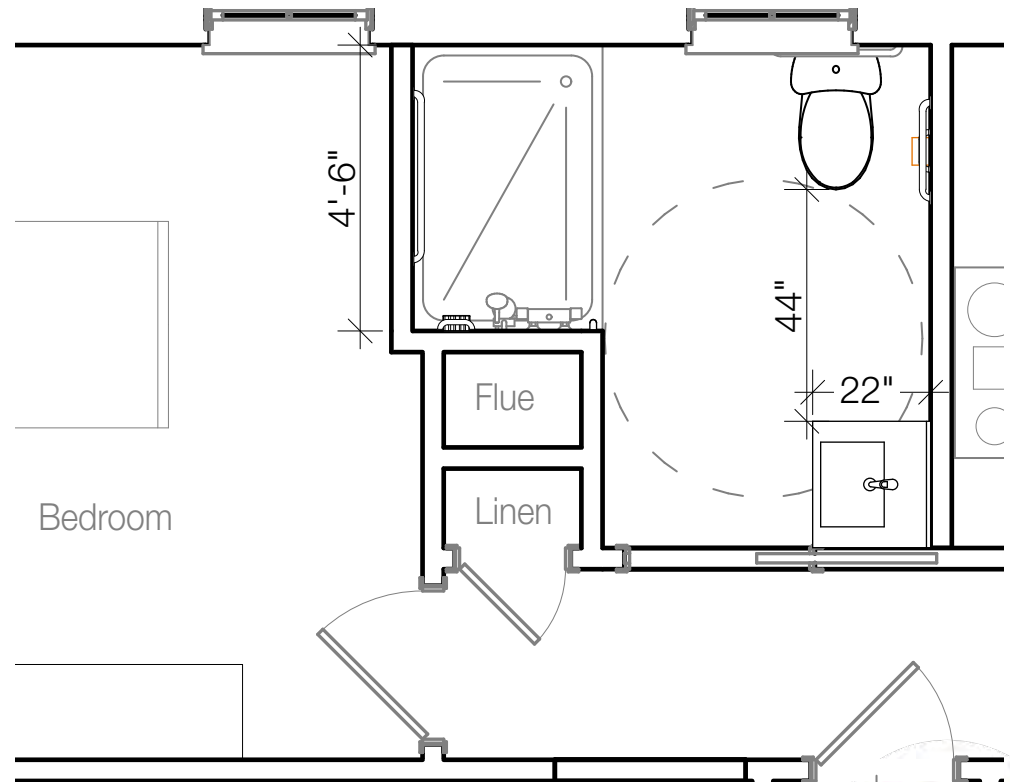
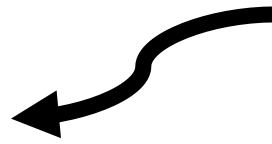








Before



After





Better Living Design



Essential Level Criteria

for Better Living Design Approval

A successful BLD home will have a mainstream appearance inside and outside.

All features must be integrated into the overall design intent of the subdivision, neighborhood and home.

Exterior/Entrance

- Step-free route of travel to one step-free entrance
- Exterior paths of travel are slip resistant, firm and smooth
- Exterior paths, walks, stairs and entrances are well lit
- Illuminated doorbell if provided
- Half or full sidelight at door or view window in door

Interior Circulation

- 42" wide minimum clear width in hallways
- Key function areas are on entry level
- All entry-level passage doors, 32" wide minimum clear opening
- No interior thresholds

Bathroom

- A half bath on entry level must be designed for conversion to fully usable bath, or
- Full bath on entry level must be usable
- Convenience outlets with in reachable range
- Slip-resistant flooring
- Continuous wall reinforcing at toilet and bathing fixture
- Easy-to-use controls in tub/shower/sink

Kitchen

- Maneuverable kitchen layout - 42" between cabinet door faces
- Layered lighting
- Full-extension drawers
- Pull-out shelves on base cabinets with doors
- Easy-to-use controls at plumbing faucets
- Outlets and switches within reach

Laundry

- In single story home without basement, laundry is located on entry level
- In single story home with basement, at least rough-in for laundry on entry level
- In multi story home at least plumbing rough-in on entry level

Power and Home Technology

- Audible and visible smoke/fire/CO alarms

Interior Environmental Quality

- Attached garage: passive ventilation and follow best practices for garage/house common wall
- Improve general artificial lighting levels

Maintenance

- Hard-surface flooring or low-pile carpet

Switches, Controls, Hardware

- High-visibility thermostat
- Reachable electrical panel positioned 25-54" above finished floor

Age Friendly Homes

- Universal
- Accessible
- Blended

Target Areas

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Family Focus



AARP

Bowl Mounted Bars





LED Lighting



Minimum Light Levels

Area of Home	Footcandles
Stairway	10-20
Hallway	5-10
Kitchen	50-100
Bathroom	10-20
Home Office	30-50
Laundry	50-100

Focus Groups



Users	Described Challenge as a Major Impediment
55%	Getting in/out of tub
55%	Getting on/off toilet
44%	Climbing stairs
44%	Lifting, carrying heavy items
44%	Reaching in closets
44%	Standing from a seated position
33%	Using appliances/ cabinets/ fixtures in kitchen
33%	Turning knobs
11%	Seeing small objects in low light conditions
11%	Hearing conversations/TV
0%	General navigation in the home



Focus Groups

Users	Caregivers	Described Challenge as a Major Impediment
55%	90%	Getting in/out of tub
55%	80%	Getting on/off toilet
44%	90%	Climbing stairs
44%	90%	Lifting, carrying heavy items
44%	70%	Reaching in closets
44%	70%	Standing from a seated position
33%	70%	Using appliances/ cabinets/ fixtures in kitchen
33%	40%	Turning knobs
11%	30%	Seeing small objects in low light conditions
11%	20%	Hearing conversations/TV
0%	10%	General navigation in the home

Older Customers

- Don't
 - Infirmary
 - Ill health
 - Disability
- With Care
 - Ramps
 - Grab bars
 - Open knee space

Marketing

- Best customer
 - Renovating for other reasons
 - Heard about AF/UD a lot
- On website – examples, past projects
- With advance info/queries

Presenting Universal Homes

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- Works well
- **Looks good**
- Lifestyle
- Flexibility
- Customization
- Resale value
- Family and friends
- Ease of use
- Comfort and convenience
- **Market appeal**
- Delay moves

Older Customers

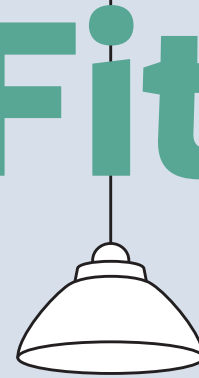
- OA's – don't know what to ask for
- Appearance matters
 - UD Baths
 - UD Kitchens
 - Pantry
 - Lighting
 - Cooking options
- Aspirations
- Meaningful activities
- Resale value/Save money

Resources

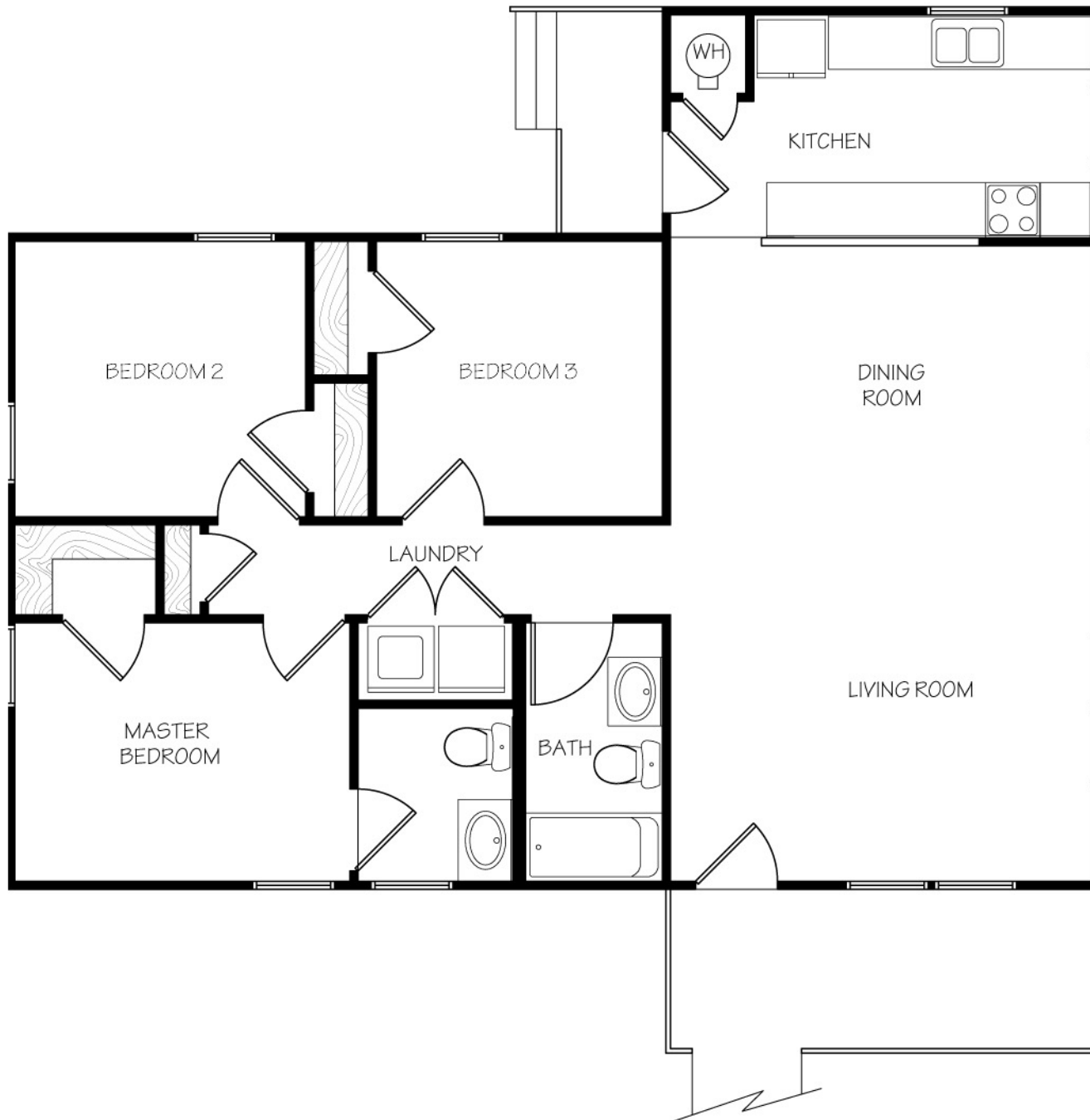
- AARP's HomeFit Guide -
<https://www.aarp.org/livable-communities/housing/info-2020/homefit-guide.html>
- AARP AR App
 - IOS – Only, App Store



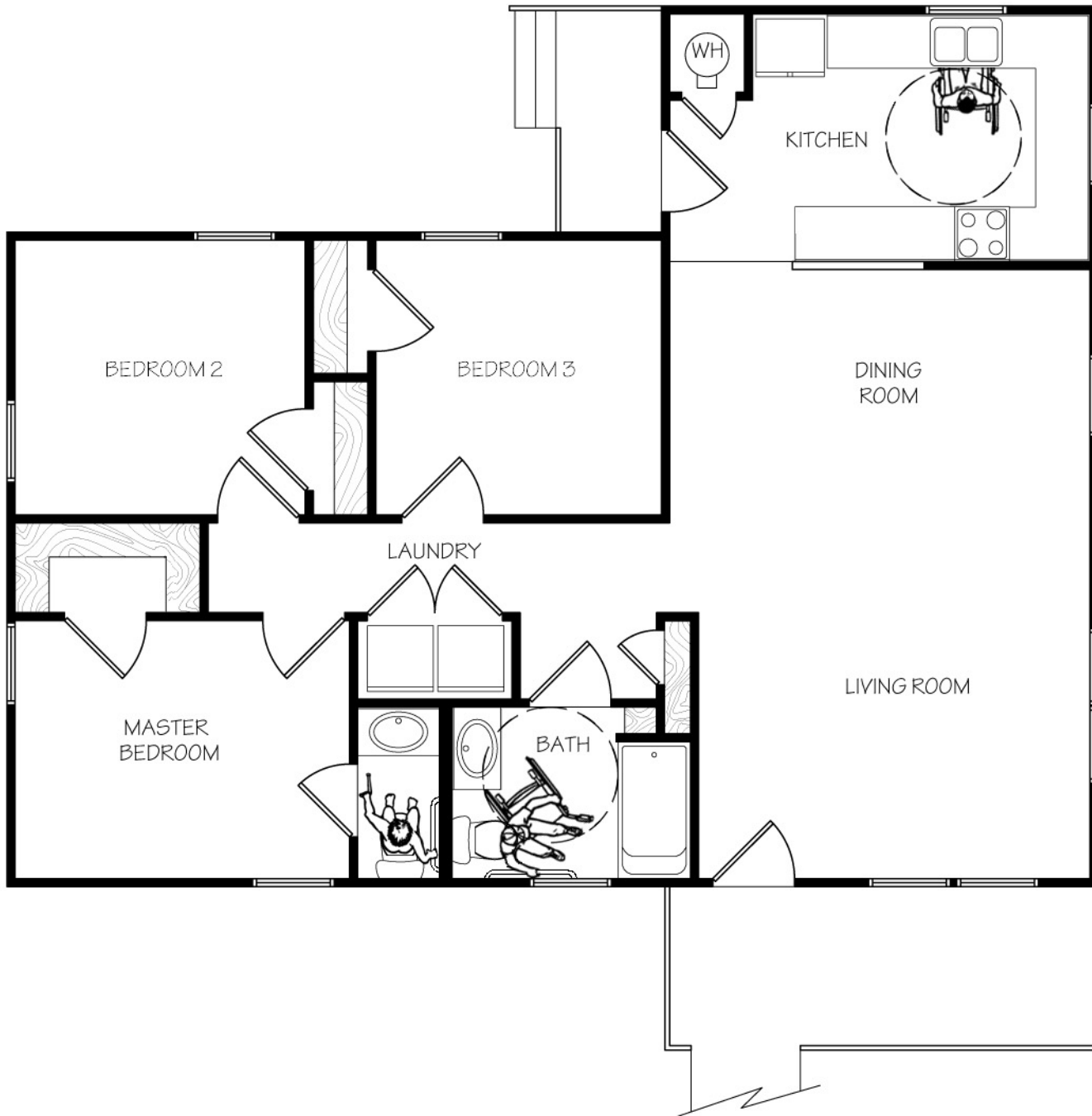
HomeFit Guide

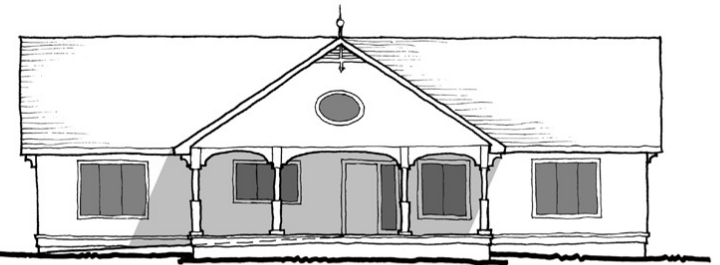
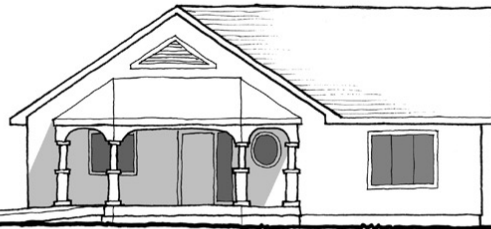
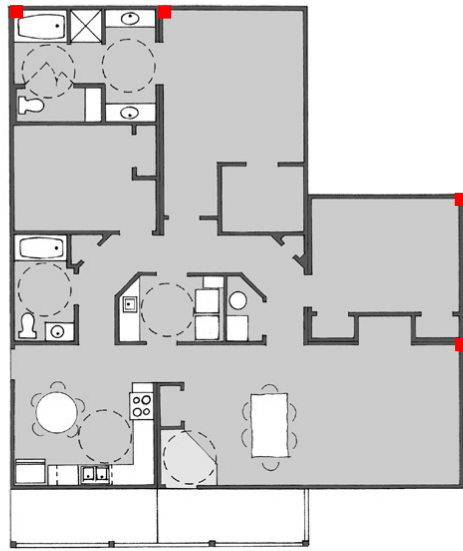
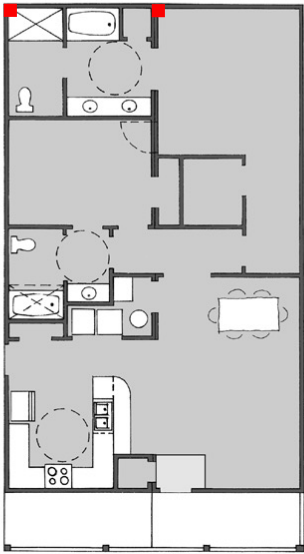


Smart ways to make
a home comfortable,
safe and a great fit
for older adults —
and people of *all* ages









R-Anell Universal Home Series





Aging In Community



Resources

- <https://www.udinstitute.org/housing>
 - Multifamily
 - Accessory Dwellings
 - New Homes
 - Adapting Homes
 - Older Adults
 - Accessible Housing

Resources

- Age Friendly Oxford
 - <https://www.agefriendlyoxford.org/>

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RL Mace Universal Design Institute

Asheville, NC

Office: 919.608.1812

www.udinstitute.org

Richard Duncan

rduncan@udinstitute.org



RL Mace Universal Design Institute



*Richard Duncan,
Executive Director*

rduncan@udinstitute.org



*Bill Owens,
President*

Better Living Design



*Dani Keith,
Digital Media Manager*

dkeith@udinstitute.org



*Stephanie Delahanty,
Bookkeeper*



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