

## **TTH Housing Development Standards** (revised 1.2006)

It is the policy of Tenants to Homeowners, Inc. (TTH) to incorporate the following universal design features and green priorities into all housing developed by this organization. Universal design ensures that TTH housing will be usable by most people and visitable by all people, regardless of their level of ability or disability. Green priorities enable TTH to practice their belief in energy efficiency, maximum durability and preservation of local ecosystems. The practice of implementing this policy also serves as a basis for community education regarding the benefits of universal design and building according to green priorities.

### **Universal Design Features in Newly Constructed Housing**

1. At least one no-step, accessible entrance to the dwelling on an accessible route that has a minimum width of 36 inches.
2. An accessible entrance door that has a minimum clear opening of 32 inches. Wherever feasible, the accessible entrance door will be the primary entrance at the front of the house.
3. All interior doorways wide enough for wheelchair passage. Doors serving closets less than 15 square feet are exempt.

This includes installation of 36 inch wide doors for the bathroom, laundry room, and garage doorways. When there is more than one bathroom, at least one bathroom will have the 36 inch wide door. For all other interior doorways a 32 inch wide door will be used.

4. An accessible route at least 36 inches wide throughout the main floor. A 40 inch width is better, and a 42 inch width is better still.

Note: The Kansas Visitability Initiative requires an accessible route to have a minimum width of 36 inches. National Habitat for Humanity recommends a 40 inch minimum. The Center for Universal Design recommends a 42 inch minimum accessible route.

5. Reinforcements in bathroom walls to allow later installation of grab bars next to the tub, shower, and toilet. Such reinforcement in the walls shall be at locations specified by ANSI A117.1, 4.24 and 4.32.

The reinforcement location on the side wall of the tub is a minimum of 60 inches wide and 38 inches above the finished floor, and 6 inches maximum above the top edge of the tub. The reinforcement location on each end wall of the tub is a minimum of 24 inches wide, and between 32 and 38 inches above the finished floor.

The minimum reinforcement location across all three walls of the shower is between 32 and 38 inches above the finished floor.

The reinforcement location on the back wall behind the toilet is between 32 and 38 inches above the floor, with a minimum width of 24 inches, centered above the water tank. The reinforcement location on the side wall next to the toilet is a minimum of 42 inches long, starting at the front of the water tank, and between 32 and 38 inches above the finished floor. See ANSI Figure 47, 48 and 49 for exact locations.

6. Light switches, electrical outlets, thermostat controls and other controls in accessible locations specified by ANSI A117.1, 4.25. If multiple controls serve the same elements, only one need be accessible.

ANSI A117.1, 4.25 specifies the lowest reach range to be 15" above the floor. When the top of an outlet is 18" above the floor, the lowest plug-in is 15" above the floor. The minimum height for light switches is 44" and the maximum height is 48."

## **Basic Accessibility in Existing Housing**

The following basic accessibility features will be incorporated in existing housing acquired by TTH:

- 1) An accessible entrance on an accessible route;
- 2) A bathroom doorway that provides a minimum clear opening of 32 inches; and
- 3) Reinforcements in bathroom walls to allow later installation of grab bars next to the tub, shower, and toilet. Such reinforcement will be at locations specified by ANSI A117.1, 4.24 and 4.32.

Buyers needing additional accessibility modifications will be informed of other available resources such as: the Kansas Accessibility Modifications Program (KAMP) of the Kansas Housing Resources Corporation, the Independence, Inc. Home of Your Own Program (HOYO), and the United Cerebral Palsy Research Foundation's Financial Assistance grant program.

## **Green Priorities**

1. Design to reduce heating and cooling loads.
2. Optimize design to make use of smaller spaces and utilize materials efficiently.
3. Protect and enhance the site –preserve or restore local ecosystems and biodiversity.
4. Select low-impact materials –specify low-environmental impact, resource-efficient materials.
5. Maximize longevity-design for durability and adaptability.

6. Save water—design buildings and landscapes that are water efficient.
7. Make the building healthy –provide a safe and comfortable indoor environment.
  - A. Design air distribution systems for easy cleaning and maintenance.
  - B. Avoid mechanical equipment that could introduce combustion gases into the building.
  - C. Avoid materials with high rates of VOC off-gassing.
  - D. Control moisture to minimize mold and mildew.
  - E. Introduce daylight to as many spaces as possible.
  - F. Provide continuous ventilation in all occupied building. Heat-recovery ventilation reduces the energy penalty of ventilation.
  - G. Give occupants some control over their environment with features like operable windows, task lighting, and temperature controls.
14. Minimize construction and development waste. Reuse and recycle job-site waste.
15. Plan for a safe room, an interior room with reinforced walls in houses without basements.
16. Meet as many standards in the TTH Green Building Checklist as the site and budget of the affordable project will allow.

Any of the standards included in this policy may be waived by the Tenants to Homeowners, Inc. Housing Committee if it is impractical or economically unfeasible to accomplish them, provided no unsafe or unhealthy situation is allowed to remain. When any such standards are waived, the board will be notified.