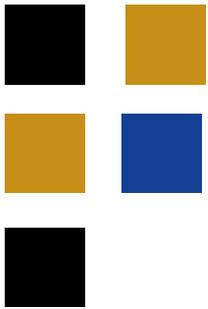




Creating the Accessible Home



Introductions

Themes, Norms, Vocabulary

Who Are We?



- Presented by
 - Training & Development Associates, Inc.
- Sponsored by
 - NY Housing Trust Fund
 - NY Division of Housing & Community Renewal
- Facilitated by
 - Bob Santucci
 - Randall Mullen

Who Are You?



- Take 30 seconds
- Share at table:
 - Name
 - Organization
 - Type of accessible projects
 - Number of accessible units to date

Table Totals



of Units

1

2

3

4

5

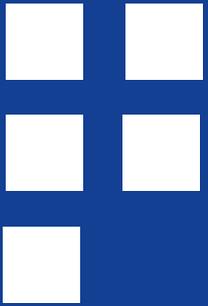
6

Pre-Test



- Take 5 - 6 minutes
- As individuals:
 - Answer 12 questions





Themes

Importance of Accessibility



- Focus on empowering individuals to
 - Stay at home
 - Be happy
- Doing it right ... both rehab & new construction

Topics for Discussion

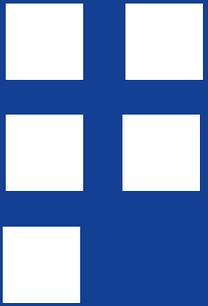


- Accessibility levels
- Universal design
 - Features
 - Comparison
- Applicability to entire house
- Design option costs

Expectations



- Take 5 - 6 minutes
- As group:
 - Identify 3 top items
 - Select spokesperson

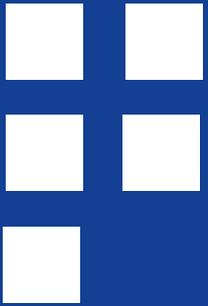


Norms

Can We Agree?



- Participation is essential
- Start and stop on time
- Content is flexible
- Patience & tolerance will be required
- Don't be defensive (thank you!)
- Each of us is responsible for our own learning
- Let's learn & have fun



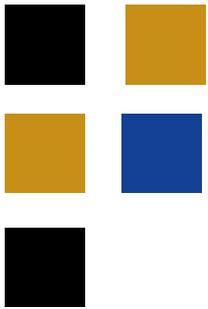
Vocabulary

Glossary



- Take 10 minutes
- As group, using glossary:
 - Answer question
 - Select spokesperson





Overview of Accessibility Levels

History



- Architectural Barriers Act (1968)
- Section 504 (1973)
- Fair Housing Act Amendment (1988)
- Americans with Disabilities Act (1990)



Fair Housing Act Requirements



- Reasonable accommodations by owner
- Reasonable modifications by tenant



Who Pays?



- Rental
 - Owner provides accommodations
 - Tenant provides modifications
- For sale
 - Builder: Up to FHA
 - Purchaser: Over FHA (builder must comply)

The Seven Requirements



1. Accessible entrance on an accessible route
2. Accessible and usable public areas
3. Usable doors
4. Accessible route into and through the unit
5. Environmental controls in accessible locations
6. Reinforced walls for grab bars
7. Usable kitchen and bathrooms

Safe Harbors



1. Fair Housing Accessibility Guidelines
2. ANSI A117.1-1986
3. CABO/ANSI A117.1-1992
4. ICC/ANSI A117.1-1998
5. Code Requirements for Housing Accessibility 2006
6. International Building Code 2006

ADA -- Title I



- Employers may not discriminate



ADA -- Title II



- Title II programs & activities provided by public entities must be physically accessible to people with disabilities

Title II Example



- Office
- Public housing
- Parking
- Signage



ADA Title III



- Public accommodations must be physically accessible to people with disabilities

Title III Example



- Sales office
- Parking
- Model home
- Rental office
- Pool (sometimes)

ADA Priorities



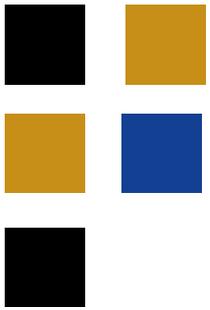
- Get through front door (parking, walks, doors)
- Use goods and services (rearrange furniture, ramps, display layouts)
- Access to restroom (doors, stalls, sinks)

- Aside from requirements, accessibility is good public policy
 - Population aging (half of people 65 or older live in nine states, led by CA, FL & NY)
 - Nursing home expense soaring
 - Costs range from \$3,000 to \$10,000/month
 - 90% New York State reliant upon subsidies
 - Makes sense for non-elderly too

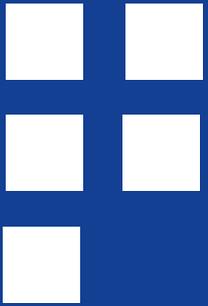
Checklist



- How to identify hazards & accessibility issues?
- Use Home Safety Checklist
 - Published by Rebuilding Together (national advocacy group based in DC)
 - In cooperation with Administration on Aging



Universal Design



Features

Categories



1. Equitable use
2. Flexibility in use
3. Simple & intuitive use
4. Perceptible information
5. Tolerance for error
6. Low physical effort
7. Size & space for approach & use

#1 Equitable Use



- Provide same means of use for all users: identical whenever possible; equivalent when not
- Avoid segregating or stigmatizing any users
- Make provisions for privacy, security & safety equally available to all users
- Make design appealing to all users

#2 Flexibility in Use



- Provide choice in methods of use
- Accommodate right- or left-handed access & use
- Facilitate user's accuracy & precision
- Provide adaptability to user's pace

#3 Simple & Intuitive Use



- Eliminate unnecessary complexity
- Be consistent with user expectations & intuition
- Accommodate wide range of literacy & language skills
- Arrange information consistent with its importance
- Provide effective prompting & feedback during & after task completion

#4 Perceptible Information



- Use different modes (pictorial, verbal, tactile) for redundant presentation of essential information
- Maximize “legibility” of essential information
- Differentiate elements plainly (make instructions or directions easy)
- Provide compatibility with variety of techniques or devices used by people with sensory limitations

5 Tolerance for Error



- Arrange elements to minimize hazards & errors: most used elements, most accessible; hazardous elements eliminated, isolated or shielded
- Provide warnings of hazards & errors
- Provide fail safe features
- Discourage unconscious action in tasks that require vigilance

#6 Low Physical Effort

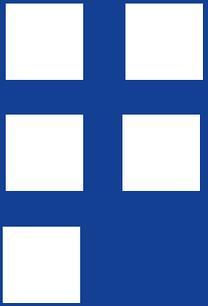


- Allow user to maintain neutral body position
- Use reasonable operating forces
- Minimize repetitive actions
- Minimize sustained physical effort

#7 Size & Space -- Approach /Use



- Provide clear line of sight to important elements for any seated or standing user
- Make reach to all components comfortable for any seated or standing user
- Accommodate variations in hand & grip size
- Provide adequate space for use of assistive devices or personal assistance

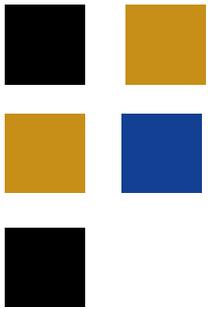


Comparison

Video -- “Building A Better Bath”



- First, view video
- Then as group answer questions:
 - What features are present in Bath 4 that are not found in Bath 1?
 - What advantages do Bath 4 have over Bath 2?
 - Who could benefit from Bath 4?



Exercise: Redesign This Job

Process



- Apply design solutions illustrated in “Building a Better Bath” to entire house
- Do interactive exercise in group setting



Step 1



- Take 10 minutes
- As a group:
 - Review background
 - Use worksheets & design manual
 - List design features

Step 2



- Take 10 minutes
- As a group:
 - For each budget, prioritize features

Step 3

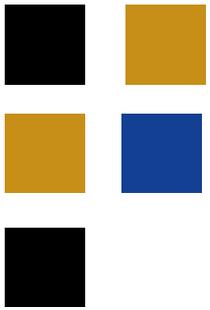


- Take 20 minutes
- As a group:
 - Staying within budget, redesign 3-bedroom house
 - Prepare a report

Step 4



- Spokesperson presents
- Table +/-
- Group +/-
- Trainer comments



Design Option Costs

- Directory of Accessibility Building Products, 2007 (17th Edition)
 - Published by NAHB; free
 - Contains descriptions of more than 200 commercially available products designed for use by people with disabilities & age-related limitations

<http://www.nahbrc.org/bookstore/sh0103w.aspx>

Means Cost Data



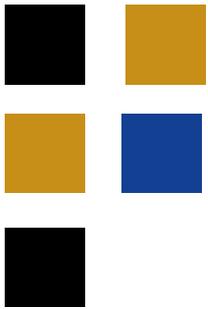
- Means ADA Compliance Pricing Guide, 2nd Edition
 - Published by RSMeans; for a price
 - Contains cost estimates for the most needed modifications & updated to the latest changes in the ADA

Revisit Job



- Take 10 - 15 minutes
- As group:
 - Sort features by cost
 - Use worksheets
 - Research Means ADA cost data





Closing: For More Information

Websites



- Rebuilding Together
 - Assist, Inc.
 - Toolbase (NAHB/HUD)
 - Ability Magazine
 - Universal Design Living Library
 - Prince William County, VA
- <http://www.rebuildingtogether.org>
 - <http://www.assistutah.org>
 - <http://www.toolbase.org>
 - <http://www.abilitymagazine.com>
 - <http://www.udll.com>
 - <http://www.pwcgov.org/default.aspx>

Universities



- New York State at Buffalo
- North Carolina State
- Kansas State at Lawrence

Products



- NAHB
- AARP
- SWEETS



Post-Test



- Take 5 - 6 minutes
- As individuals:
 - Answer 12 questions again (from Pre-Test)
 - Score yourselves & note improvement

Evaluations



- Complete & return evaluation form
- Share any suggestions with consultants, sponsors
- Stay in touch!

Thank You



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